



**CB**

**36 OXFORD STREET, DUNDEE, DD2 1TF**  
**OFFERS OVER: £245,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen, Dining Room/Bedroom Four, Three Further Bedrooms and Bathroom.**

**External: Driveway, Front and Rear Gardens.**

This spacious, SEMI-DETACHED VILLA is situated within the much sought-after West End of the city. The property is close to all local amenities including shops, schools, bus, Ninewells Hospital and the Technology Park. The property is in need of modernisation and upgrading and would be an ideal opportunity for someone who is looking to renovate. The property benefits from double glazing and gas central heating. Early internal viewing is highly recommended.

**ENTRANCE:** -

A glazed door gives access to the entrance hall. There is a stairway giving rise to the upper-level accommodation. Built-in storage cupboard. Laminate flooring. Radiator.

**LOUNGE:** -

Approximately 14'8" x 13'3". This is a good-sized room with double-glazed windows offering a pleasant outlook towards the rear garden. Downlights. Laminate flooring. Radiator.

**DINING KITCHEN:** -

Approximately 18'2" x 10'9". The kitchen has a range of base and wall mounted storage cupboards. The stainless-steel sink has plumbing connections for a washing machine. There is a double glazed and single glazed window offering outlook towards the front. There is a UPVC door allowing access to the side of the property. There is ample space for a dining table and chairs. Vinyl flooring. Radiator.

**DINING ROOM/BEDROOM 4:** -

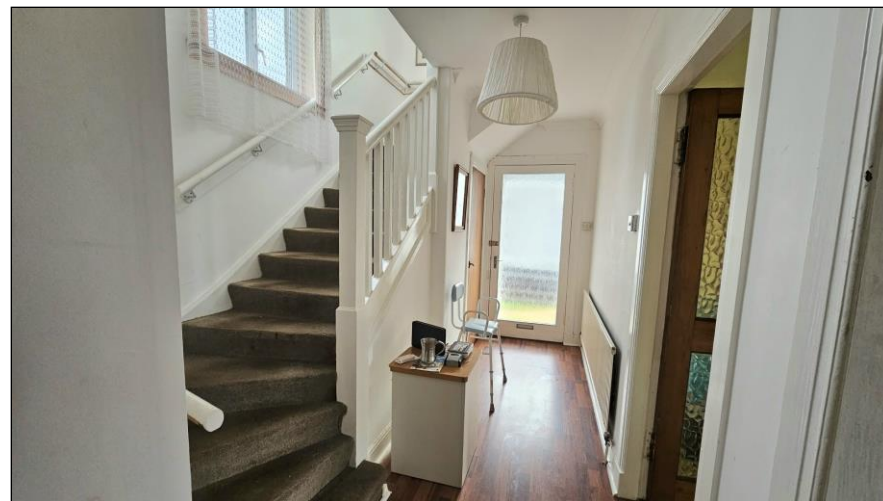
Approximately 11'6" x 10'6". This is a good-sized room with double-glazed window offering a pleasant outlook towards the rear garden. This is currently used as a bedroom but can be easily adapted to suite individual requirements. Radiator.

**UPPER LEVEL:** -

There are two double glazed windows on the upper-level landing offering a good deal of natural light and outlook to the side and rear of the property. Built-in storage cupboard with hatch allowing access to the attic space.

**BEDROOM 1:** -

Approximately 13'5" x 12'5". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the rear with views towards the river Tay and beyond to the hills of Fife. Carpet. Radiator.



**BEDROOM 2: -**

Approximately 12'6" x 11'0". This is another good-sized bedroom with double glazed window offering a pleasant outlook towards the rear with views towards the river Tay and beyond to the hills of Fife. Carpet. Radiator.



**BEDROOM 3: -**

Approximately 11'1" x 10'1". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Carpet. Radiator.



**BATHROOM: -**

The bathroom comprises w.c., wash hand basin, bath and separate shower enclosure with a thermostatic shower. Wet wall splash back. Wall and floor tiling. Towel radiator.



**EXTERNAL: -**

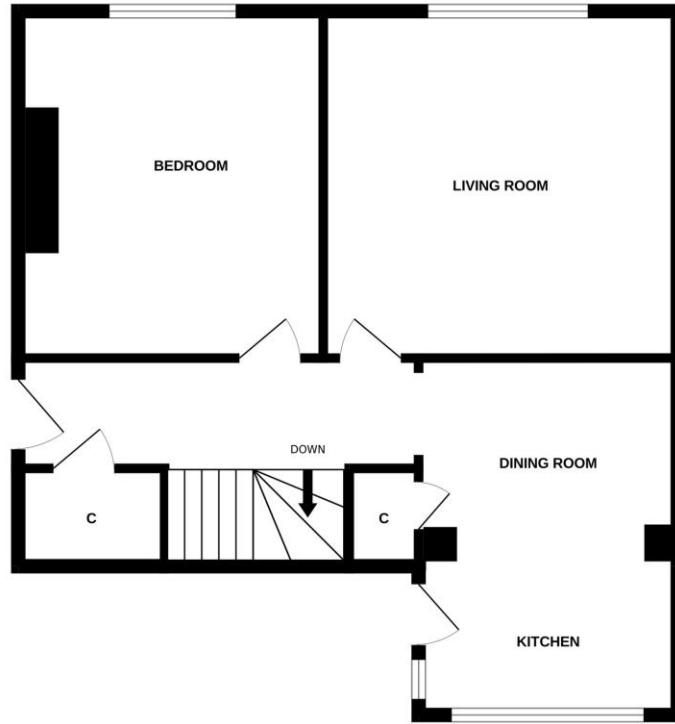
There is a driveway to the front of the property offering off street parking. The front garden is mainly laid in grass with border shrubs. The rear garden has an area of grass with border shrubs and trees.



**Owner:** Clients of Campbell Boath  
**Viewing:** Telephone  
Campbell Boath  
Solicitors on 01382 202060  
or **Email:**  
property@campbellboath.com  
**Office Opening Hours:** Monday -  
Friday 9am - 5pm

FLOOR PLAN: -

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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