



**CB**

**14 MIDDLETON CRESCENT, DUNDEE, DD4 9FG**  
**OFFERS OVER: £285,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Dining Room, Study/ Bedroom 5, Kitchen, Utility Room, W.C. Cloaks. Upper Floor: Master Bedroom with En Suite Shower, 3 Further Double Bedrooms, Family Bathroom. External: Garage, Driveway and Gardens.**

This well presented, spacious FIVE BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property offers excellent spacious family accommodation on two levels and is tastefully decorated throughout. The property is close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating, Solar panels and double-glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC door gives access into the vestibule. There is a large double-glazed arched window with outlook to the front. Built-in cupboard. Glazed door giving access into the reception hallway. Laminate flooring. The reception hallway has a carpeted stairway giving rise to the upper-level accommodation. Built-in under stair storage cupboard. Radiator.

**LOUNGE: -**

Approximately 18'6" x 12'9". A glazed door allows access into the spacious lounge which has French style double glazed doors to the rear garden. There are also double doors allowing access to the dining room. Laminate flooring. Radiator.

**DINING ROOM: -**

Approximately 12'11" x 10'3". The dining room has a double-glazed window offering pleasant outlook towards the front of the property. Carpet. Radiator.

**W.C. CLOAKS: -**

Comprising W.C. and wash hand basin. Vinyl flooring. Radiator.

**STUDY/BEDROOM 5: -**

Approximately 9'0" x 8'1". The study has a double-glazed window offering pleasant outlook towards the front of the property. Fitted roller blind. Laminate flooring. Radiator.

**KITCHEN: -**

Approximately 14'5" x 10'1". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. There is a stainless-steel sink. Integrated appliances include a gas hob, electric oven and fridge. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. Vinyl flooring. Radiator.



**UTILITY ROOM:** -

Approximately 7'6" x 4'1". The utility comprises base and wall mounted storage cupboards with contrasting worksurfaces and tiled splashback. There is a stainless-steel sink with plumbing for a washing machine. Door giving access to the side of the property. Vinyl flooring. Radiator.



**UPPER FLOOR:** -

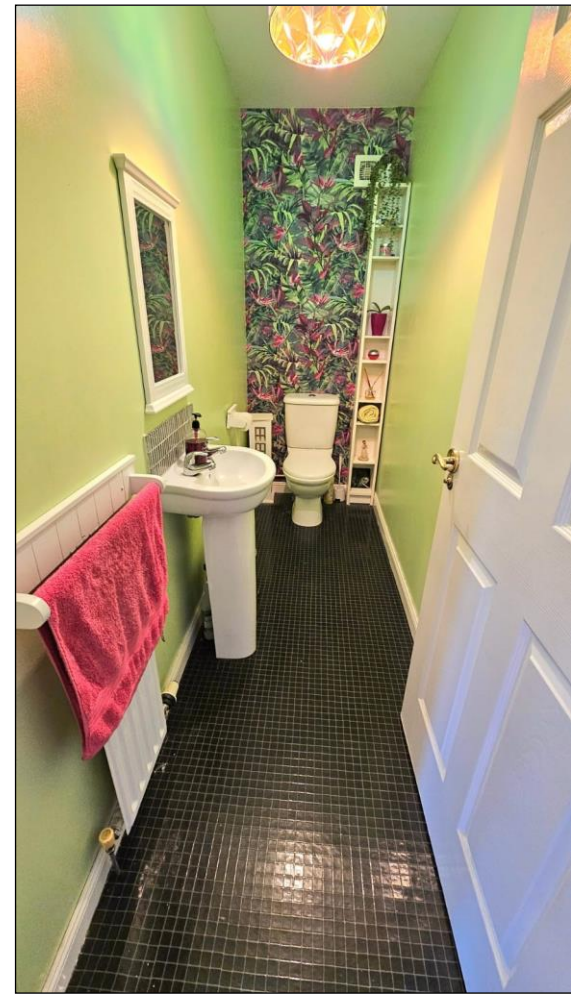
The upper landing is carpeted. There is a built-in linen cupboard. Radiator.

**MASTER BEDROOM:** -

Approximately 13'9" x 11'9". This is a good-sized room with double glazed window offering pleasant outlook towards the front. Built-in wardrobes with attractive mirror sliding doors. Carpet. Radiator.

**EN-SUITE:** -

The ensuite comprises W.C., wash hand basin and a shower enclosure with a thermostatic shower. There is attractive wet wall splash back. Parador style ceiling with downlights. Extractor fan. Vinyl flooring. Radiator.



**BEDROOM 2:** -

Approximately 11'8" x 11'3". This is another good-sized bedroom with double glazed window offering outlook toward the front. Built-in wardrobes offering ample hanging and shelving with attractive mirror sliding doors. Carpet. Radiator.

**BEDROOM 3:** -

Approximately 16'4" x 11'5". This spacious double bedroom has a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. There are built-in wardrobes with attractive mirror sliding doors. Carpet. Radiator.

**BEDROOM 4:** -

Approximately 13'7" x 12'4". Spacious double bedroom with double glazed window offering outlook to the rear. Built-in wardrobes with attractive mirror sliding doors. Carpet. Radiator.



**FAMILY BATHROOM: -**

The bathroom comprises W.C., wash hand basin and bath with shower over. Attractive wall tiles. There is a double-glazed window which offers a good deal of natural light. Vinyl flooring. Radiator.

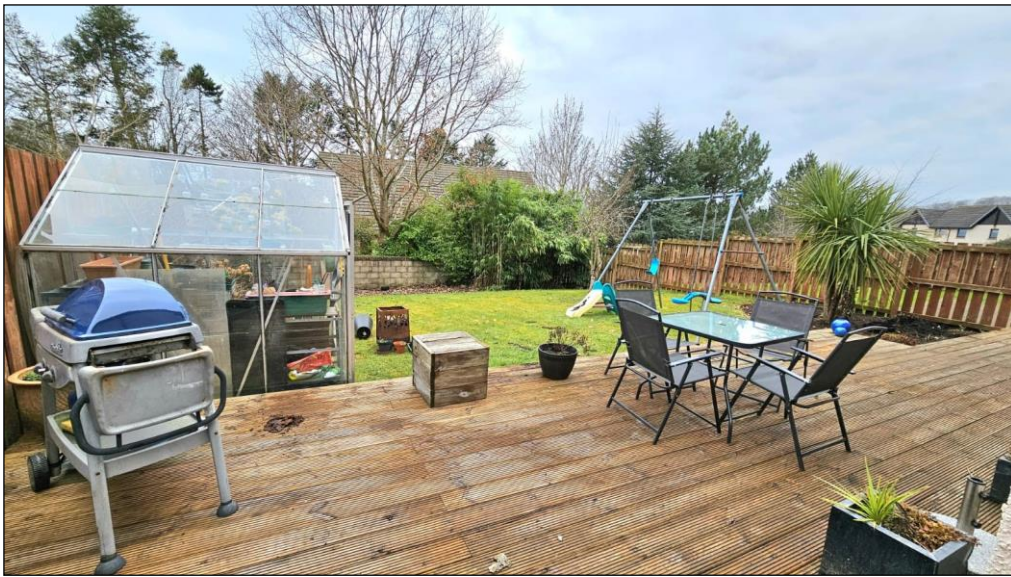
**EXTERNAL: -**

There is a Monoblock driveway to the front offering off street parking for several vehicles and allowing access to the garage which has an up and over door. The front garden has an area of grass with border shrubs and bushes. The rear garden is fully enclosed and has an area of grass with border shrubs, trees and bushes. There is a decked area and a green house. Outside water tap.

**INCLUDED IN PRICE: -**

All floor coverings and window blinds are included.





**Owner:** Clients of Campbell Boath

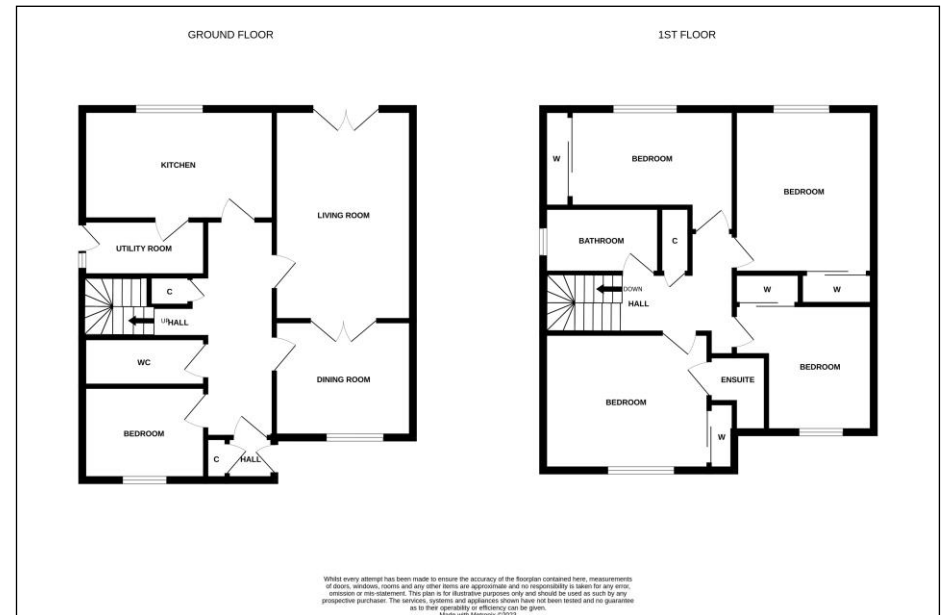
**Viewing:** Telephone

Campbell Boath Solicitors

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**Office Opening Hours:** Monday - Friday 9am - 5pm



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For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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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.