



**CB**

**38 BAXTER PARK TERRACE, DUNDEE, DD4 6NR**  
**OFFERS OVER: £235,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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**Accommodation Comprises: Entrance Hall, W.C., Lounge, Kitchen/Dining Room. Upper Floor: Master Bedroom with Ensuite Shower Room, 3 Further Bedrooms and Family Bathroom. External: Garage, Driveway and Rear Garden.**

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

**ENTRANCE: -**

A UPVC door give access into the reception hallway. There is a built-in cloak cupboard. Carpeted stairway giving rise to the upper floor accommodation. Laminate flooring. Radiator.

**LOUNGE: -**

Approximately 18'0" x 12'2". The lounge has bay style double glazed windows offering pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. The room is tastefully decorated. Laminate flooring. Radiators.

**W.C.: -**

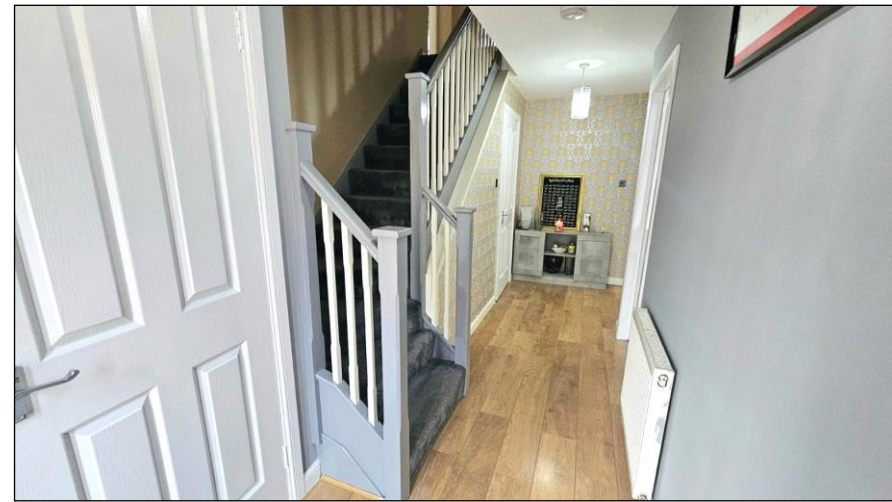
Comprising W.C. and wash hand basin. Vinyl flooring. Radiator.

**KITCHEN/DINING ROOM: -**

Approximately 19'10" x 10'9". A glazed door gives access to the kitchen/dining room which has two clearly defined areas. The kitchen area has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless sink has plumbing connections for a washing machine. Integrated appliances include a gas five burner hob with stainless steel extractor hood above and electric oven below. There is a double-glazed window offering pleasant outlook towards the rear garden. The dining area has space for a family dining table and chairs. There are double glazed patio doors allowing access to the rear garden. Laminate flooring. Radiator.

**UPPER FLOOR:**

The upper landing is carpeted and has a hatch giving access to the attic space. Built-in linen cupboard.



**BEDROOM 1: -**

Approximately 13'9" x 11'8". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front of the property. There is a walk-in wardrobe offering ample hanging and shelving. Carpet. Radiator.

**EN-SUITE SHOWER ROOM: -**

Comprising W.C., vanity wash hand basin with cupboards below and walk-in shower enclosure with thermostatic shower. Wet wall splash back. Double glazed window offering natural light. Downlights. Vinyl flooring. Radiator.

**BEDROOM 2: -**

Approximately 10'3" x 9'0". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Built-in wardrobe with attractive mirror sliding doors. Carpet. Radiator.

**BEDROOM 3: -**

Approximately 9'2" x 8'5". This bedroom has a built-in wardrobe offering storage. Double glazed window offering outlook towards the rear. Carpet. Radiator.

**BEDROOM 4: -**

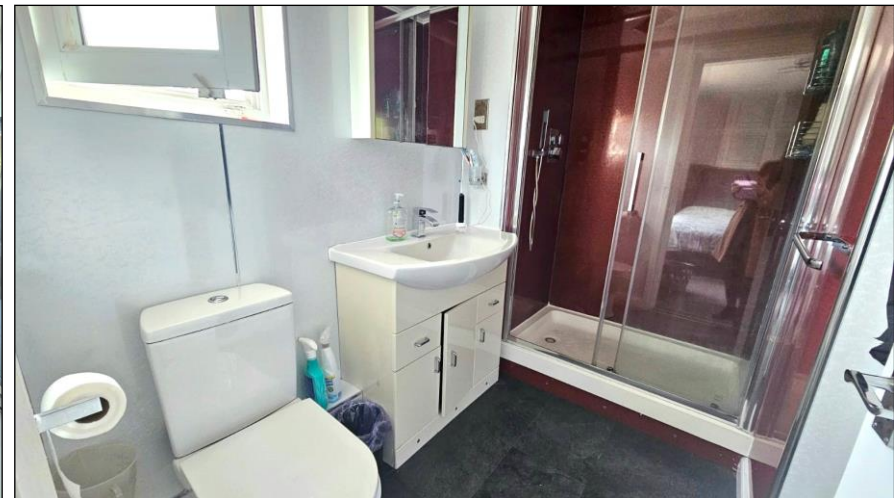
Approximately 16'4" x 9'7". This good-sized bedroom has a double-glazed window offering outlook towards the front of the property. Hatch giving access to attic space. Carpet. Radiator.

**FAMILY BATHROOM: -**

Comprising a three-piece suite, w.c., wash hand basin and a bath with shower above. Tiled splashback. Radiator.

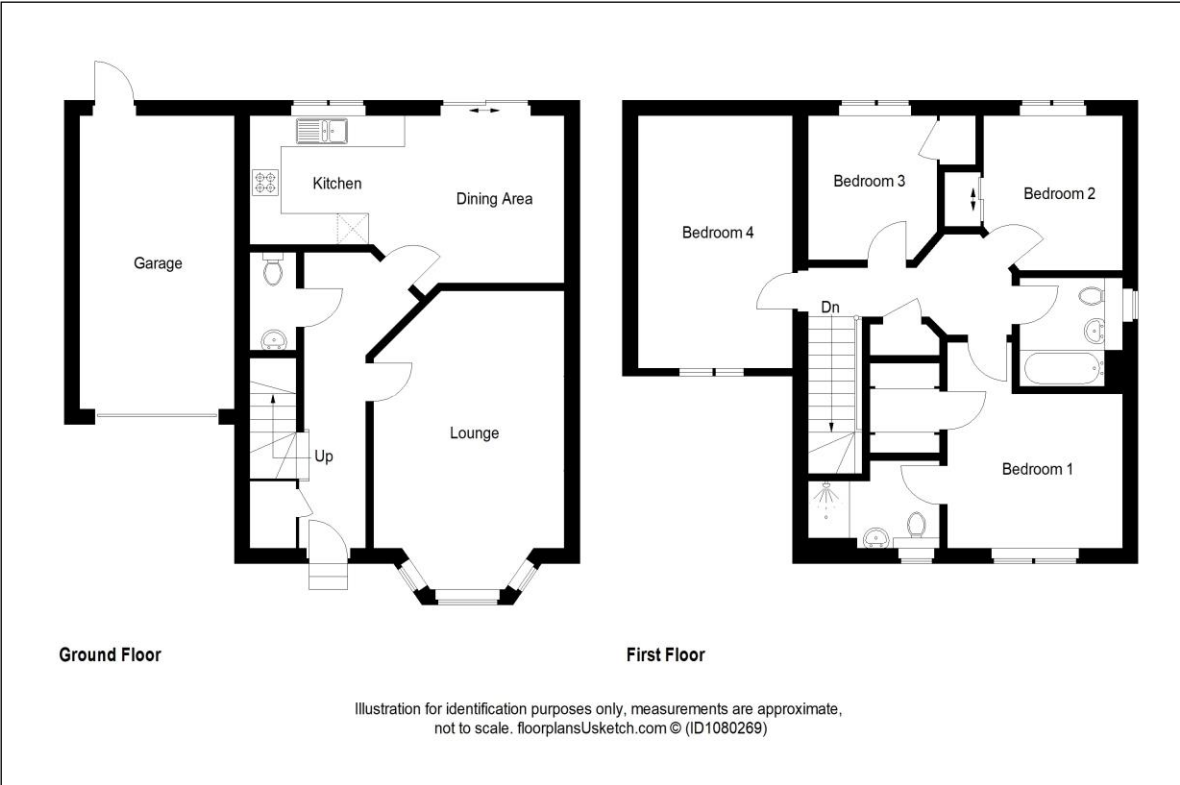
**EXTERNAL: -**

There is a mono block drive offering off street parking and giving access to the garage which has an up and over door. The rear garden is enclosed and has a paved area and an area of grass.





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



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.

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