



**CB**

**4 THORNBANK TERRACE, DUNDEE, DD4 6JD**  
**OFFERS OVER: £200,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Vestibule, Entrance Hall, Lounge,  
Kitchen, Bedroom, Shower Room. Upper Level: Two Bedrooms,  
Jack & Jill En-suite Shower Room.  
External: Gardens & Off-Street Parking.**

This is a spacious MID TERRACED THREE BEDROOM VILLA which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent family accommodation on two levels and boast views of the River Tay and beyond to the hills of Fife. Benefits include double glazing, gas central heating and off-street parking to the rear. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

A composite door gives access to the vestibule which has laminate flooring. There is a glazed door giving access to the entrance hall. There is a carpeted stairway giving access to the upper floor accommodation. Radiator.

**LOUNGE: -**

Approximately 15'9" x 12'0". This is a good-sized room with double-glazed window offering a pleasant outlook towards the front garden and with views towards the river Tay. Laminate flooring. Attractive downlights. Radiators.

**KITCHEN: -**

Approximately 17'1" x 8'10". The kitchen has wall and flooring standing units with contrasting work tops and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with electric oven below. There are 3 double glazed windows offering outlook towards the rear garden. Glazed door allowing access to the rear garden. Downlights. Tiled floor. Radiator.

**BEDROOM ONE: -**

Approximately 12'8" x 9'5". This is a good-sized room with double glazed window offering pleasant outlook towards the front garden. Fitted roller blind. There are wall length built-in wardrobes offering ample storage and having attractive mirror sliding doors. Carpet. Door giving access to the shower room. Radiator.

**SHOWER ROOM: -**

The shower room comprises W.C., double wash hand basins and shower cubicle with thermostatic shower. Wet wall splash back. Wall and floor tiles. Towel radiator.



**UPPER FLOOR: -**

The upper landing has a double-glazed window offering a good deal of natural light. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 12'8" x 10'5". This is a good size bedroom with double glazed window offering outlook towards the front with views towards the river Tay. Fitted roller blind. Carpet. Radiator



**BEDROOM 3: -**

Approximately 12'7" x 11'2". Another good size bedroom with double glazed window offering pleasant outlook to the rear garden. Fitted roller blind. Built-in storage cupboard. Carpet. Radiator.



**JACK AND JILL EN-SUITE: -**

Comprising W.C., wash hand basin and shower enclosure with thermostatic shower. Attractive wet wall splash back. Attractive down lights. Double glazed window offering a good deal of natural light. Wall and floor tiling. Towel radiator.



**EXTERNAL: -**

There are gardens to the front and rear with border shrubs and trees. Garden shed. There are two off-street parking spaces to the rear off the property





**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
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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.