



**CB**

**CAMPBELL  
BOATH**

**SEYMOUR LODGE, 259 PERTH ROAD, DUNDEE, DD2 1JP**  
**OFFERS OVER: £675,000   HOME REPORT VALUE: £750,000**

*Solicitors & Estate Agents*

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## **Accommodation Comprises: - Four Public Rooms, Ten Bedrooms, Two En-Suite Shower Rooms, Two W.C Cloaks, Shower Room, Two Bathrooms, Gardens and Car Park.**

This is a Victorian gothic mansion built-in 1880 set within walled grounds located within the desirable west end of the city. The house offers has been fully refurbished and benefits from gas central heating throughout, hardwired smoke alarm with break glass call points, fire doors, emergency lighting and security alarm. There are many attractive original features throughout including stained glass windows, moulded cornices and ceilings, high skirtings and moulded architraves. There are feature fireplaces with fitted gas fires in each of the public rooms. All floor coverings and window blinds are included in the sale. All or additional items of furniture can be included through separate negotiation. Early internal viewing is highly recommended.

### LAYOUT COMPRIESES: -

#### GROUND: -

Vestibule Hall	
Reception Hall	
Rear Hall	
Lounge	21'0" x 24'7"
Dining/Kitchen	38'0" x 20'4"
Bedroom (En-Suite Shower Room)	25'3" x 15'0"
Bedroom	14'6" x 11'0"
Bedroom	13'9" x 13'0"
Utility Room	9'8" x 9'2"

#### MEZZANINE: -

Bedroom	18'0" x 10'1"
Shower Room	
Bathroom	



#### FIRST FLOOR: -

Cinema Room	25'1" x 20'6"
Bedroom One	20'6" x 17'0"
Bedroom Two	16'0" x 9'2"
Bedroom Three	20'4" x 15'7"

#### TOP FLOOR: -

Sitting Room	28'0" x 26'0"
Bedroom	15'5" x 17'6"
Bedroom (En suite shower room)	14'2" x 13'10"
Bedroom	19'0" x 17'10"
W.C Cloaks	

#### ATTIC: -

Spacious floored attic.

EXTERNAL: - Garden with driveway and car park. (Approx 1500 sq metre plot, house is approximately 548 sq metres.)

ENTRANCE VESTIBULE: -

With a featured arched front door, stained glass windows and French doors giving access to the reception hall. Floor tiles. Radiator.

RECEPTION HALL: -

With an original ornate ceiling. Stairway to the upper-level accommodation. Floor tiles Radiator.

W.C. CLOAKS: -

With wet wall fitted throughout and comprising two-piece suite W.C and vanity wash basin. Floor tiles.

BATHROOM: -

Comprising a modern white three-piece suite, W.C, washbasin and a P-shaped bath with a fitted shower screen and a thermostatic shower above. Attractive ceramic tiling throughout. Floor tiles. Central heated towel rail.



### LOUNGE: -

This room was formally used as a chapel and features stained glass windows. The room also offers bright southerly outlook with garden views. Fitted window blinds. Featured original fire place with gas living flame fire. Ornate ceiling cornices. High skirtings and moulded architraves. Carpet. Radiator.

### DINING/KITCHEN: -

This room has two clearly defined areas. The kitchen has recently fitted and floor standing and wall mounted storage cupboards with an independent breakfast bar area with marble worktops. The wall units have coloured glass splashback and featured lighting. Integrated appliances include an eye level oven, gas hob with extractor hood above. Integrated fridge and freezer. There is a stainless-steel sink and an integrated dishwasher. A large window offers pleasant garden views and has fitted venetian blinds. the Dining area offers space for a family dining table and chairs. There is a bay window with stained glass. Fitted venetian blinds. There is also large south facing windows allowing a good deal of natural light. Fitted venetian blinds. Wall mounted gas fire. Hardwood flooring throughout. Three radiators.







#### GUEST BEDROOM (PLUS EN-SUITE SHOWER ROOM): -

With large windows offering an outlook towards the rear. Fitted window blinds. A built-in wardrobe offers hanging and shelving space. Ceiling down lights. Hardwood flooring. Two radiators.

#### EN-SUITE SHOWER ROOM: -

With attractive ceramic tiling fitted throughout. The three-piece suite comprises W.C, washbasin and a large shower enclosure with glass blocks. Floor tiles. Central heated towel rail.

#### BEDROOM/OFFICE -

A good-sized double bedroom with secondary glazing offering an outlook towards the rear with fitted venetian blinds. Wall lights. Carpet. Two radiators.

#### BEDROOM: -

Another good-sized double bedroom with an outlook towards the rear. External door to the rear. Fitted vertical blinds. Vinyl flooring. Radiator.



#### UTILITY ROOM: -

Having fitted base and wall mounted storage cupboards with contrasting worktop. Stainless steel sink with plumbing connections for a washing machine. Built-in oven and hob. Vinyl flooring.

#### MEZANINE LEVEL- BATHROOM: -

With a double Jacuzzi bath. The vanity washbasin has a fitted utility cupboard. The window offers a good deal of natural light with fitted venetian blinds. Coloured down lights. Wet wall fitted throughout. Floor tiles.



BEDROOM: - With a westerly outlook and fitted vertical blinds. Ornate ceiling cornice. Access to the attic offering storage space. Carpet. Radiator.

#### HALL: -

With featured stained-glass windows and a marble window seat. Ornate wooden balustrade. Wall lights. Carpet. Radiator.

#### FIRST FLOOR: - TV LOUNGE: -

With double aspect windows offering a good deal of natural lights and views of the garden grounds. Vertical blinds. Marble fireplace with gas living flame fire. Carpet. Two radiators.





**BEDROOM: -** With a double aspect outlook. Fitted vertical blinds. Carpet. Radiator.

**BEDROOM: -**

A good-sized room with an easterly outlook. Vertical blinds. Ceiling down lights. Wall length fitted wardrobes with ample hanging and shelving space with Mirror doors. Carpet. Radiator.

**BEDROOM: -**

With two large windows offering a westerly outlook. Vertical blinds. Fitted wardrobe with mirror sliding doors. Carpet. Radiator

**TOP FLOOR: - BEDROOM PLUS ENSUITE: -**

Window offering an easterly outlook with garden views. Vertical blinds. Feature fireplace. Carpet. Radiator.





#### EN-SUITE SHOWER ROOM: -

Comprising a vanity wash hand basin with a fitted utility cupboard and a corner shower enclosure with a thermostatic shower. Ceiling down lights. Wet wall fitted throughout. A window offers a good deal of natural light. Floor tiles. Heated towel rail.

#### BEDROOM: -

With a double aspect outlook and having fitted window blinds. Built-in storage cupboard. Feature fireplace. Carpet. Radiator.

#### BEDROOM: -

Another good-sized double bedroom with a westerly outlook with views of the River Tay. Feature fireplace. Carpet. Radiator.

#### W.C CLOAKS: -

Comprising a fitted suite with a built-in W.C and a vanity washbasin. Fitted storage units. Skyline window. Floor tiles. Central heated towel rail.







UPPER HALL: -

With ceiling down lights. Access to the attic. Featured stain glass windows. Carpet.

SITTING ROOM: -

A bright sitting room with a featured glass ceiling with original ornate surround. Windows offer a double aspect outlook southerly and westerly. Arched walls. Featured fireplace with a gas living flame fire. Carpet. Two radiators.







**DIRECTIONS: -**

**Owner:**

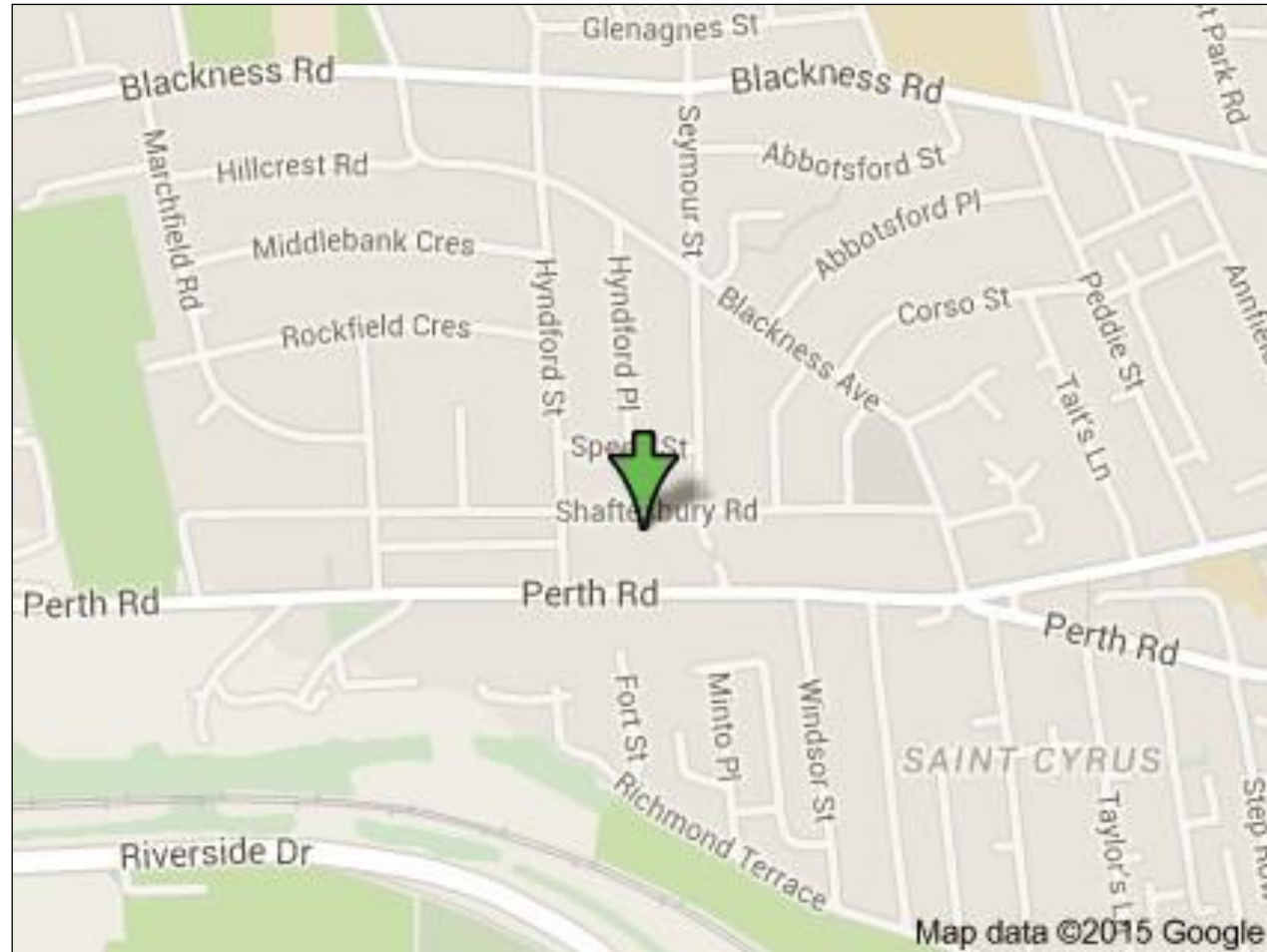
Clients of Campbell Boath

**Viewing:**

Telephone Campbell Boath Solicitors on  
01382 202060

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



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WEBSITE @ [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.