



3/2 4 Baxter Park Terrace,  
Dundee, DD4 6NL

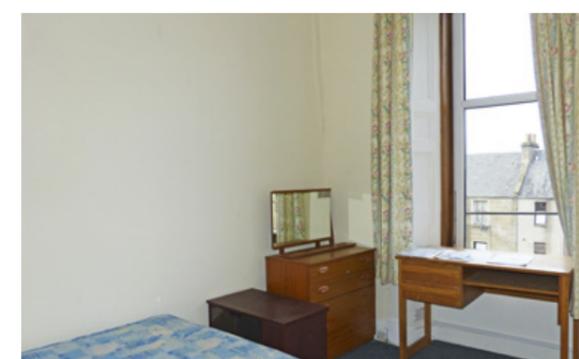
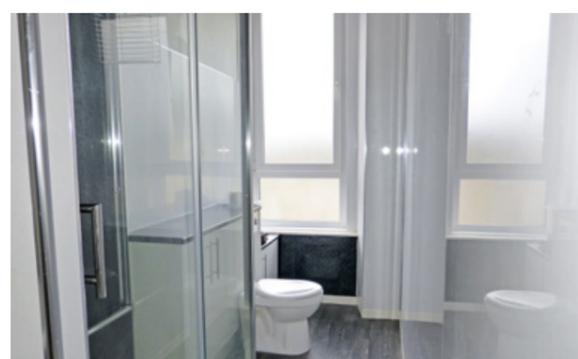
This delightful three bedroom, top floor apartment which forms part of a traditional block of various styled apartments enjoys fine open views over Baxter Park. The property is tastefully presented and the present owners have retained many traditional features including ornate cornicing and internal doors have been restored to their original condition. The apartment also benefits from recent upgrading of the kitchen and shower room.

Access to the property is via security intercom system leading to a well maintained stairwell and a timber front door opens into the spacious hall. The property offers spacious accommodation comprising lounge with recessed window overlooking Baxter Park, has traditional floral cornicing and shelved recess. There is a modern kitchen complete with integrated appliances and ample area for dining purposes. Further accommodation comprises a modern shower room with one and a half shower enclosure complete with mains shower and finished in charcoal grey wet wall. There is a vanity unit with basin and useful under storage. The three good sized double bedrooms all with locking fire door facilities to comply with leasing requirements.

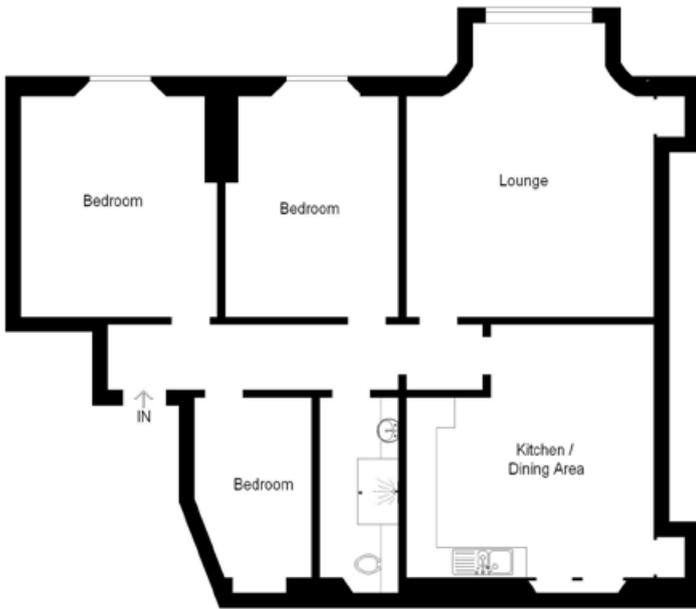
To the rear of the property there are well maintained gardens laid mainly to lawn with bin facilities and stone outbuildings.

The property benefits from gas central heating, UPVC double glazing and is sold with all carpets, integral appliances which include hob, oven, extractor, washing machine and microwave included in the sale. Please note no warranty is given on the washing machine or the microwave.

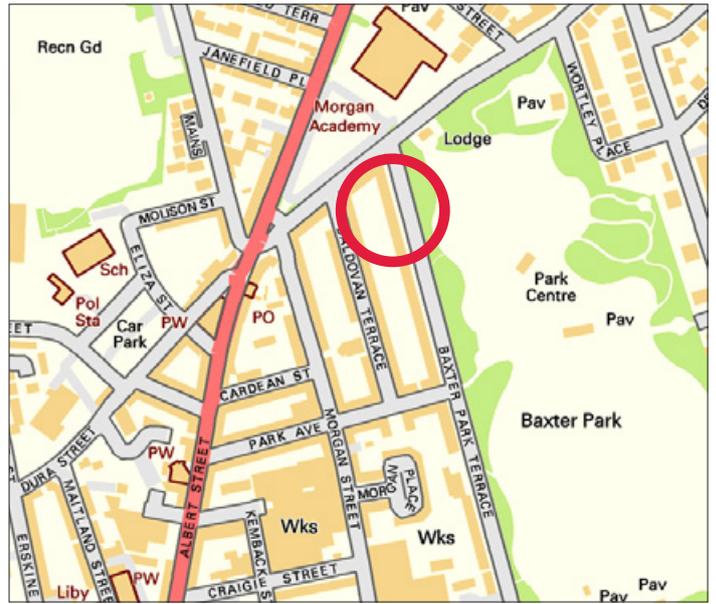
- Top Floor Apartment
- Security Entrance
- Hall
- Lounge
- Dining Kitchen
- Modern Shower Room
- 3 Double Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Overlooking Baxter Park
- EPC Rating D



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Illustrative only. Not to scale.



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## Room Dimensions

Lounge	19'3 x 15'5	(5.87m x 4.70m)
Dining Kitchen	18'0 x 14'8	(5.49m x 4.47m)
Shower Room	11'5 x 4'6	(3.48m x 1.37m)
Bedroom 1	15'4 x 12'2	(4.67m x 3.71m)
Bedroom 2	15'6 x 13'0	(4.72m x 3.96m)
Bedroom 3	13'0 x 9'3	(3.96m x 2.82m)

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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