



12A Naughton Place, Dundee, DD2 2JR
OFFERS OVER £160,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented bungalow situated in a quiet location in the sought after west end area of the City, within easy reach of many amenities including local convenience stores, Balgay Park, public transport links and Ninewells. Dundee City Centre and the vibrant Perth Road are within a short drive.

The subjects provides comfortable living space on one level, specifically aimed at those aged 55+ making this an ideal retirement/downsize property. Benefits include double glazing, electric heating and residents car park.

Accommodation comprises: entrance hall with 2 storage cupboards, doors to lounge, shower room and bedrooms and hatch to attic; bright and spacious lounge with window and glazed external door to rear; kitchen with fitted base and wall mounted units with complementary worktops and splashback tiling, integrated electric hob and eye level oven; contemporary shower room with fitted toilet/vanity/storage units and corner shower cubicle housing electric shower, attractive wet-wall panelling; and two bedrooms with built in wardrobe/storage facilities. Externally there are well maintained communal gardens and residents car park.

There is a monthly factor fee of £93.86 for the development.

This particular property is in move in condition and early viewing is recommended.

- **Sought After West End Location**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Communal Gardens**
- **Residents Car Park**
- **Quiet Location**
- **Move in Condition**
- **Ideal Retirement/Downsize**



Chamber Practice

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR



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Included in the sale are all floor coverings, light fittings, window blinds, curtains and curtain poles where fitted and integrated appliances.