



MICHAEL A. BROWN

— Solicitors & Estate Agents —



478 Charleston Drive, Dundee, DD2 4BP

Offers Over **£135,000**



- End Terraced Villa
- Fully Modernised
- Near Ninewells Hospital
- Front and Rear Gardens
- Combi GCH; UPVC DG
- Hall; Toilet
- Lounge Diningroom
- Modern Kitchen
- 3 Double Bedrooms
- Bathroom with Shower

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This attractive and fully modernised END TERRACED VILLA is situated on a south facing corner site with Earn Crescent within a minutes walk to Ninewells Hospital. The property has been rewired and upgraded with a replacement kitchen and bathroom and quality UPVC double glazed windows and doors. There is combi gas central heating and a large, floored attic with power and light. Easily maintained front garden and the sizeable enclosed rear garden which provides a sunny location.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door and side screen. Oak laminate flooring. Stair to upper floor.

STORAGE AREA

L shaped cloaks and storage area with cupboard under stairs. Space for fridge freezer.

TOILET

A good size storage area with plumbing for automatic washing machine with toilet off. Fitted with white toilet and wash hand basin. Part tiled to dado height. Laminate flooring. Extractor fan.

LOUNGE DINING ROOM

A large open plan lounge with rear dining area. Large windows overlook the front and rear gardens. Laminate flooring.

KITCHEN

Fitted with gloss white wall and base units and wood effect worktops. Splash back tiling. Integral oven, hob and filter chimney. Inset stainless steel sink with drainer and mixer tap. Plumbed for dishwasher. Open space for upright fridge freezer. Wood effect vinyl flooring. Door to and window overlooks the rear garden.

UPPER FLOOR

HALL

Hatch with extending ramsay type aluminium ladder. Fully floored and with power and light. Velux window.

DOUBLE BEDROOM

Large south facing window overlooks the front garden. Built in triple wardrobes. Laminate flooring.

DOUBLE BEDROOM

Window overlooks the rear garden. Built in double wardrobes.

DOUBLE BEDROOM

South facing window overlooks the front garden. Built in quadruple wardrobes.

BATHROOM

White three piece suite. Thermostat shower over bath. Wall tiled to dado height. Vinyl flooring. Chrome towel radiator.

GARDENS

Enclosed by low walls and laid out with lawns. The rear garden is enclosed by walls and provides a secluded and sunny location. Laid out with lawn. Timber garden shed. Timber storage shed. Outside water tap and two electrical power sockets.

EXTRAS

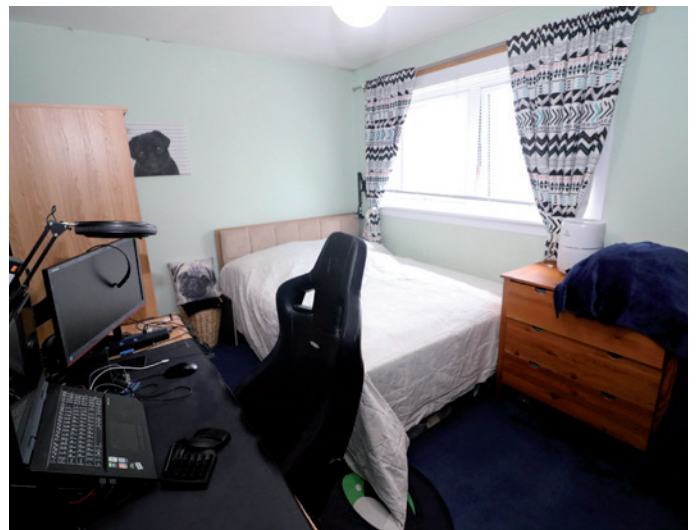
Included are all floor coverings and blinds.

LOCATION

On corner of Charleston Drive and Earn Crescent near Ninewells Hospital.

EPC – C

HOME REPORT VALUATION - £135,000



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ACCOMMODATION

(All measurements are approx.)

Toilet	4'6" x 3'8"	(1.40m x 1.15m)
Storage Area	6'2" x 4'9"	(1.90m x 1.50m)
Lounge/Diningroom	20'2" x 9'4"	(6.15m x 2.88m)
Kitchen	13'8" x 6'2"	(4.20m x 1.90m)
Double Bedroom	10'2" x 10'2"	(3.10m x 3.10m)
Double Bedroom	11'5" x 9'5"	(3.50m x 2.90m)
Double Bedroom	9'8" x 6'9"	(3.00m x 2.10m)
Bathroom	9'8" x 5'7"	(3.00m x 1.75m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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