



MICHAEL A. BROWN

— Solicitors & Estate Agents —



23 Charleston Street, Dundee, DD2 4RG

Offers Over **£110,000**



- Mid Terraced Villa
- Popular Area
- Driveway
- Enclosed Rear Gardens
- Cavity Wall Insulation
- UPVC Double Glazing
- Lounge/ Diningroom
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Central Heat Pump Heating
- Solar Panels

23 Charleston Street, Dundee, DD2 4RG



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01382 204242
property@michaelabrown.co.uk

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This MID TERRACED VILLA in a popular part of Charleston with easy access onto South Road and Myrekirk Road and convenient for Ninewells Hospital. The house benefits from a recently installed kitchen and shower room and UPVC double glazed windows and doors. There is a new air source heat pump central heating system, and solar panels which generate electricity, and both substantially reduce heating and energy costs. There is also cavity wall insulation and the roof tiling was replaced about ten years ago. Front garden with run-in car parking space. The south west facing rear garden is enclosed by hedging and fencing and laid out with grass.

GROUND FLOOR ENTRANCE HALL

Front entrance door. Stair to upper floor. Under stairs storage cupboard housing electrics consumer unit.

LOUNGE

Window overlooks the front garden. Electric fire. Large patio doors lead out to the rear patio and garden.

KITCHEN

Recently modernised with white gloss wall and base units with splash backs and complementary worktops. Integrated electric hob and oven. Inset stainless steel sink with drainer and mixer tap. Slot in automatic washing machine, tumble dryer, fridge and freezer. Microwave oven. Storage cupboard. Window and door to rear garden. Vinyl tile effect flooring.

UPPER FLOOR HALL

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built in wardrobes with mirror sliding doors. Built in shelved and storage cupboards. Two windows overlook the front garden.

DOUBLE BEDROOM

Double wardrobe with mirror sliding doors. Window overlooks the rear garden.

SHOWER ROOM

Recently installed with white toilet and wash hand basin. Large step in shower with glazed door and thermostatic shower. Vinyl tile effect flooring. Opaque window. Fan heater.

GARDENS

The front garden is enclosed by low brick walls and laid out with paving to create a car park space. The rear garden has a paved patio and a long stretch of garden laid out with grass. Timber garden shed.

EXTRAS

Included are all kitchen integrated and white appliances, fitted carpets, curtains, blinds and light fittings.

LOCATION

Off Dunholm Road.

EPC – C

HOME REPORT VALUATION - £110,000



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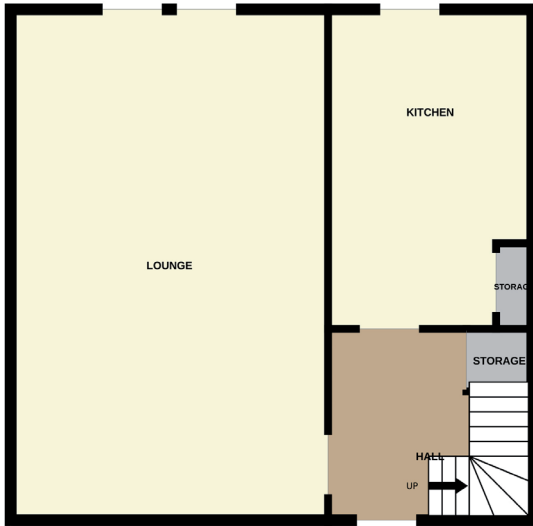
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GROUND FLOOR



1ST FLOOR



ACCOMMODATION

(All measurements are approx.)

Toilet	5'9" x 5'6"	(1.80m x 1.70m)
Lounge/Diningroom	18'4" x 7'5"	(5.60m x 2.30m)
Kitchen	11'8" x 7'2"	(3.60m x 2.20m)
Double Bedroom	13'1" x 9'2"	(4.00m x 2.80m)
Double Bedroom	9'8" x 9'2"	(3.00m x 2.80m)
Shower Room	6'1" x 6'1"	(1.85m x 1.55m)

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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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk