



lindsays

80 Charleston Drive
Dundee, DD2 2HA

"An attractive two bedroom semi-detached bungalow close to Ninewells Hospital"

- Vestibule & Hallway
- Lounge
- Dining Room
- Rear Sun Porch
- Breakfasting Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway

EPC Rating D

OFFERS OVER £210,000



Description

An excellent opportunity to purchase this spacious two bedroom semi-detached bungalow which is situated on an elevated position close to all local amenities and also Ninewells Hospital. The property is in move in condition and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

On entering the bungalow you will be drawn to the bright and comfortable lounge with bay window flooding the room with natural light. There is a formal dining room behind the lounge, kitchen with breakfast bar and sun porch at the rear, two double bedrooms both benefitting from fitted wardrobes and the modern family shower room. The attic has been partially floored in the middle.

On arriving at the property you will find a driveway leading to a single garage. The main garden lies at the rear and being south facing benefits from sun throughout the day. There is a charming patio and lawn with borders. The summerhouse and shed will also be included in the sale.

This bungalow is in an ideal location for many buyers and early viewing is recommended.

Area

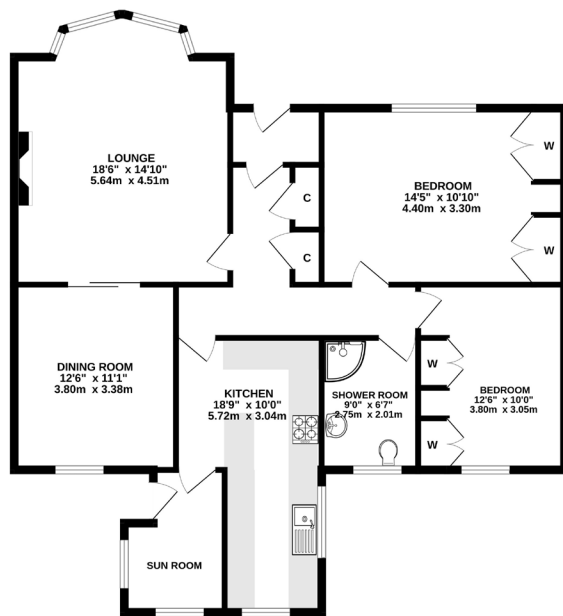
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metronix 12/2015

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.