



**483 Charleston Drive, Dundee, DD2 4HS**

**OFFERS OVER £70,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



- **Popular Location**
- **Many Nearby Local Amenities**
- **Close to Ninewells & Technology Park**
- **First Floor**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **DG & GCH**
- **Security Entry**
- **White Goods & Sofa Included**
- **Move in Condition**
- **Ideal 1<sup>st</sup> Time Buy**

The Chamber Practice are delighted to bring to market this ready to live in one bed first floor flat located in a popular, well established residential area close to both Ninewells Hospital and the Technology Park. Nearby local amenities include convenience stores, community centre and excellent public transport links. Supermarkets and major retailers are also within easy reach.

Accommodation comprises: hallway with two storage cupboards and connecting doors to all rooms; bright and airy lounge with front facing window; well-appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops, slot in electric cooker, washing machine and fridge freezer; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with mains fed shower over, splashback tiling, medicine cabinet and mirror; and double bedroom with ample space for free standing furniture.

Benefits include double glazing, gas central and security entry.

This particular property would make an ideal first time buy and early viewing is recommended.



**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.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their condition or effectiveness.



*Included in the sale are all floor coverings, window blinds where fitted, white goods and sofa.*