



lindsays

47 Charleston Drive,
Dundee, DD2 2HE

"A three bedroom semi-detached bungalow in a popular area close to Ninewells Hospital"

- Vestibule & Hallway
- Lounge
- Kitchen
- Conservatory
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage and Driveway
- Front & Rear Gardens

EPC Rating E

OFFERS OVER £200,000



Description

An excellent opportunity to purchase this semi-detached three bedroom bungalow which is located in a very popular area of Dundee within close proximity to Ninewells Hospital. The property requires a degree of upgrading and this has been reflected in the asking price. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen and freezer in the garage.

On entering the property you will find a bright lounge with bay window, kitchen with conservatory looking out to the rear garden. There are three double bedrooms and the family bathroom with shower over the bath. The attic has been fully floored and benefits from power and light and is accessed via a ladder.

Externally at the front of the property lies a driveway leading to a single garage. The pretty front garden is laid with lawn and attractive borders. There is a generous rear garden also laid with lawn and borders of mature plants and shrubs. The greenhouse will also be included in the sale.

This property will be ideal for a variety of buyers who can update to their own taste.

Area

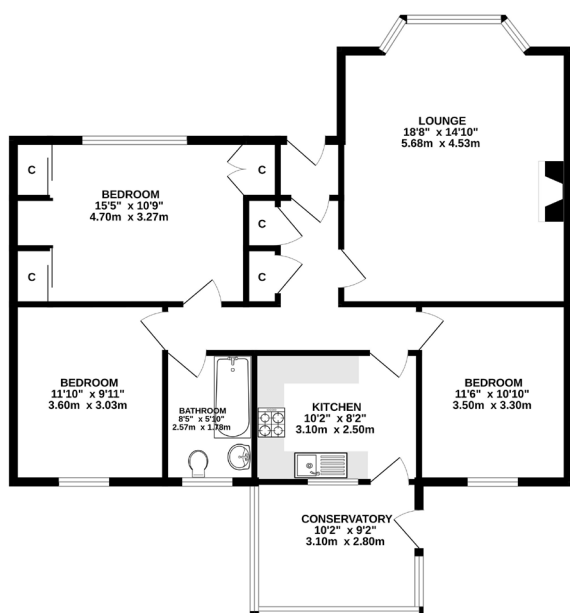
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 floorplan contained herein, measurements of areas, volumes, 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.