



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

3 Charlotte Place, Dundee, DD3 8QS

Offers Over £150,000

Mid-Terraced Villa

DD5 ESTATE
AGENTS

Mid-Terraced Villa

3 Charlotte Place, Dundee, DD3 8QS

Located on the north side of Dundee this immaculately presented 2 bedroomed home provides spacious living in an extremely popular residential area. The property is situated within a quiet cul-de-sac and enjoys a peaceful setting while remaining close to local amenities, schools and transport links.

This ready to move in home comprises of an entrance vestibule that leads into the main living space; a bright lounge with feature fire surround that creates a relaxing focal point to the room, the lounge then flows into the modern dining kitchen with external door leading out into an easily maintained rear garden. Contemporary glass balustrade staircase from the lounge leads up to the homes 2 double bedrooms, both of which are well-proportioned and a contemporary family bathroom. The property is complemented by well maintained gardens to the front and rear, providing outdoor space for entertaining or relaxing in the warmer months.

This highly sought after area is only a short distance to a wide range of amenities including supermarkets, shops, schooling and recreation opportunities as well as excellent commuter transport links. This property is finished off to a high standard therefore will attract a wide range of buyers such as first-time buyers, small families, and commuting professionals.

Entrance Vestibule:

A welcoming entrance vestibule accessed through a partially glazed security door. The vestibule opens up into the main living space.

Lounge:

4.99m x 4.21m:

This bright family living space provides a comfortable atmosphere in which to relax with feature fire surround and large window overlooking the front of the home flooding this room with natural light. The contemporary glass balustrade staircase that leads to the upper level adds a modern touch to this living space. The lounge also benefits from a large under stair storage cupboard.

Kitchen/ Dining:

4.21m x 2.99m:

The modern dining kitchen provides ample storage space provided by a range of white, gloss wall and base units with complimentary worktop and splash back. Space for cooker, washing machine and tall fridge freeze as well as a dining area. Storage cupboard within the kitchen houses the boiler and glazed external door leads out into the well-maintained rear garden providing an ideal spot for dining and relaxing in the warmer months.

Upper Floor:

Bedroom 1:

4.21m x 2.99m:

A generously sized double bedroom with window overlooking the rear garden of the property.

Bedroom 2:

3.21m x 3.01m:

A well-proportioned bright and airy room overlooking the front of the home with built in wardrobe.

Bathroom:

2.08m x 1.89m:

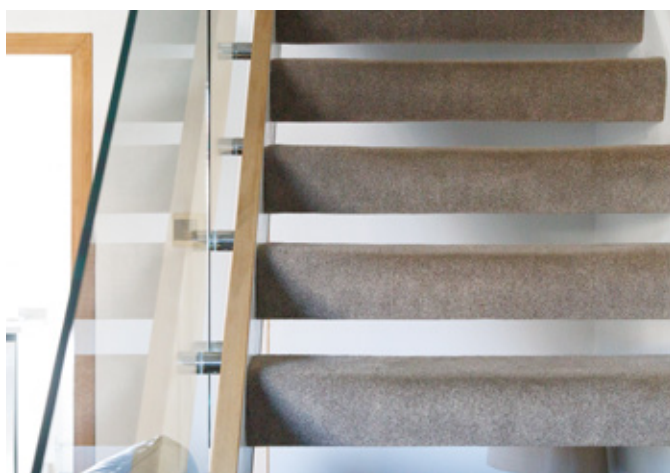
The fully tiled, modern bathroom comprises of a bath with an overhead electric shower, w.c and wash-hand basin within a vanity unit providing excellent additional storage.

Garden:

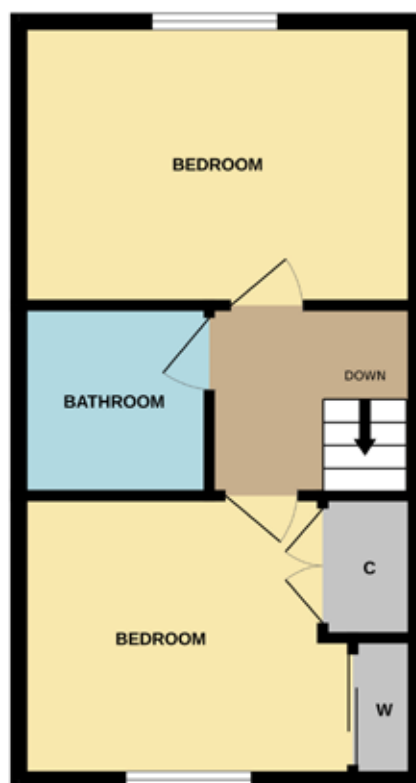
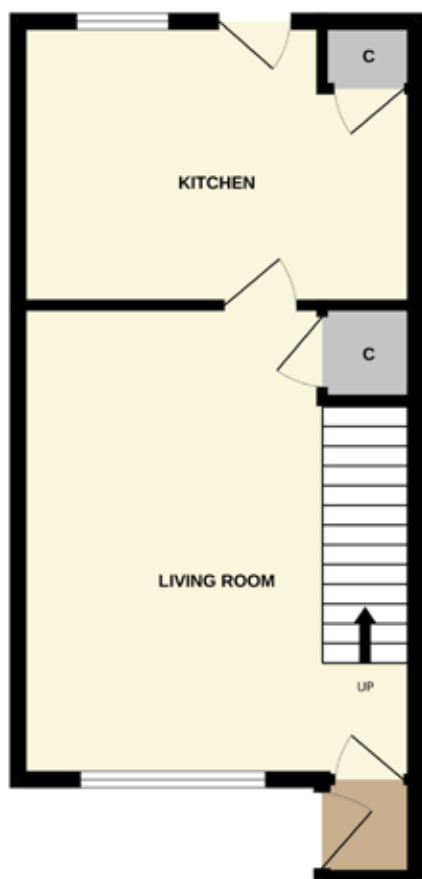
Low maintenance garden areas to the front and back of the home. The front of the property is laid mainly with lawn with slabbed pathway leading to the entrance of the home. The fully-enclosed rear garden is laid predominantly with stone chips with patio areas providing an excellent low maintenance space in which to dine and relax in the summer months.













Alan E Masterton

SOLICITORS & ESTATE AGENT

Council Tax Band:

C (Dundee Council May 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313
f. 0845 643 1609
e. viewingstobook@legaleagles.tv
w. legaleagles.tv
www.tspc.co.uk

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

www.legaleagles.tv

“WHEN RESULTS MATTER”

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH