



ROSS STRACHAN & CO
Solicitors & Estate Agents



Dundee, DD2 4AA

540 CHARLESTON DRIVE

2 BEDROOM TERRACED VILLA

540 Charleston Drive, Dundee DD2 4AA

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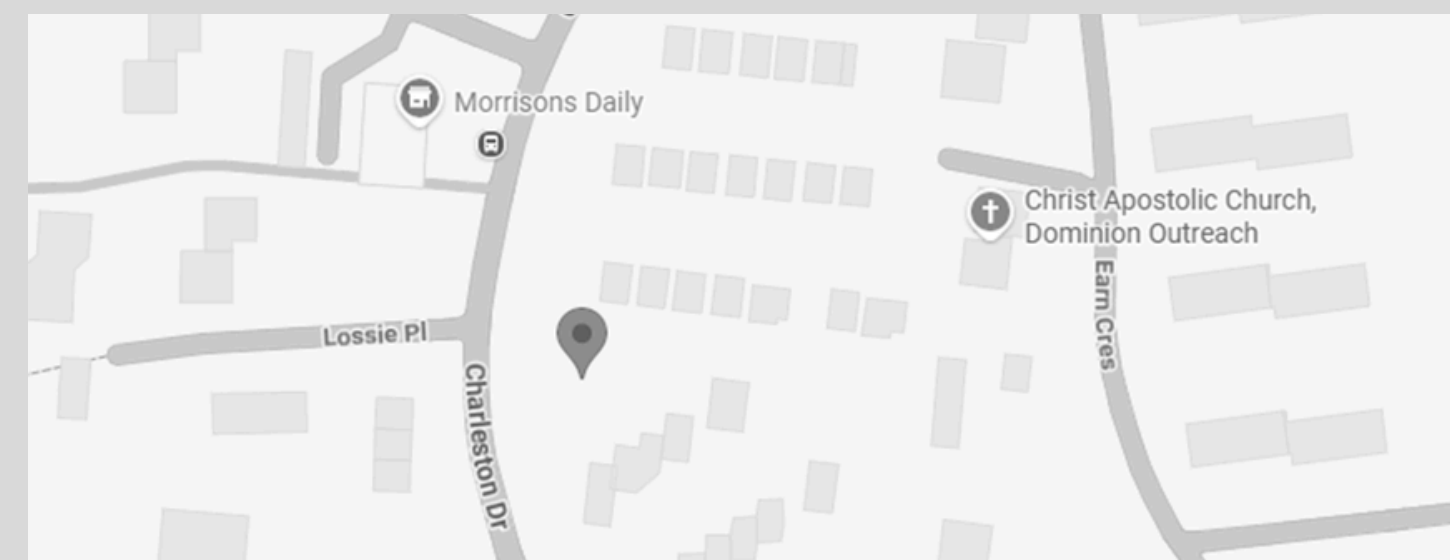
Home Report Value: £100,000

OFFERS OVER - £100,000

- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms
- PVC DG & Doors
- Enclosed Gardens
- Investment Opportunity

EPC: F

CTB: B



THE PROPERTY

Located in the ever popular Menzieshill area of Dundee, this 2 bedroom villa, with river views, is in need of modernisation but does offer a wonderful opportunity for buyers.

On the ground floor is a spacious lounge, with door to enclosed rear garden and a modern fitted kitchen, with ample base and high level units.

The first floor offers two double bedrooms and family bathroom, with the master bedroom featuring views out to the River Tay.

This former family home would benefit from decorative upgrading and the bathroom is a little dated but still remains functional. The same could be said of the kitchen but the units are modern and finished in white, with black marbled style work surfaces.

There are modern double glazed windows and doors throughout, meaning no large bills for making the home wind and water tight. The heating system is the original system, with underfloor heating to the ground floor, with older panel heaters around other rooms in the house. Whilst the heating was operational at the time of our inspection we would advise consideration be made for a more modern alternative as no guarantee will be offered for the heating.



ACCOMMODATION

INTERNAL

- Lounge, Kitchen, Bathroom, 2 Double Bedrooms
- Traditional Hall - with understair storage and stair to first floor
- Lounge - 14'10" x 12'7" - with river views, feature window and door to rear gardens
- Kitchen - 12'8" x 7'10" - white units with black work surfaces
- Landing - with access to bedrooms and bathroom
- Bedroom - 14'11" x 9'3" - with mirrored wardrobe and river views
- Bedroom - 11'6" x 9'11" - with built in storage
- Bathroom - 8'1" x 5'8" (at widest) - with electric shower over bath



ACCOMMODATION

EXTERNAL

Gardens to the front of the home are of an open plan style, with paving leading to the front door and a small personal drying area opposite. The rear gardens of this particular home are fully enclosed by either fencing or a wall and feature a paved patio area and small lawn space, making it ideal for relaxing at the end of a hard day.

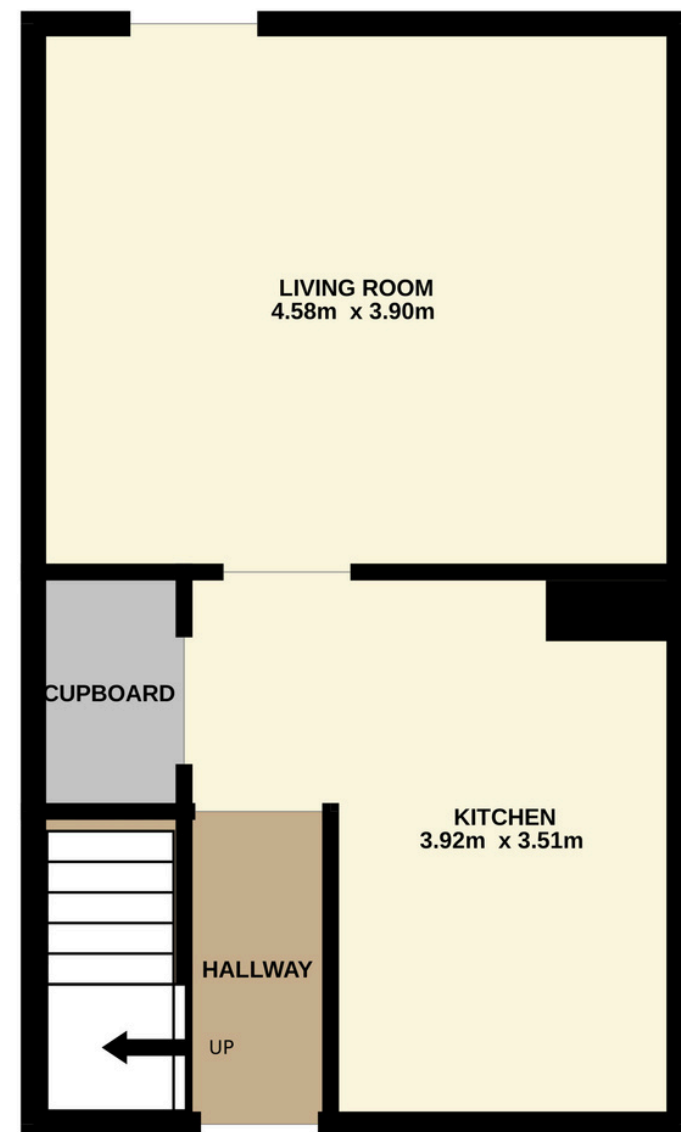
Although requiring modernisation this home offers buyers an opportunity to create something special for them to live in or as an investment opportunity.

Menzieshill remains highly popular with both buyers and investors. In part this is due to the location, within easy walking distance of Ninewells Teaching Hospital, but also the west end location, ample local amenities and access to public transport. There is also ample on street parking available, with a permit parking scheme available from the local authority if required.

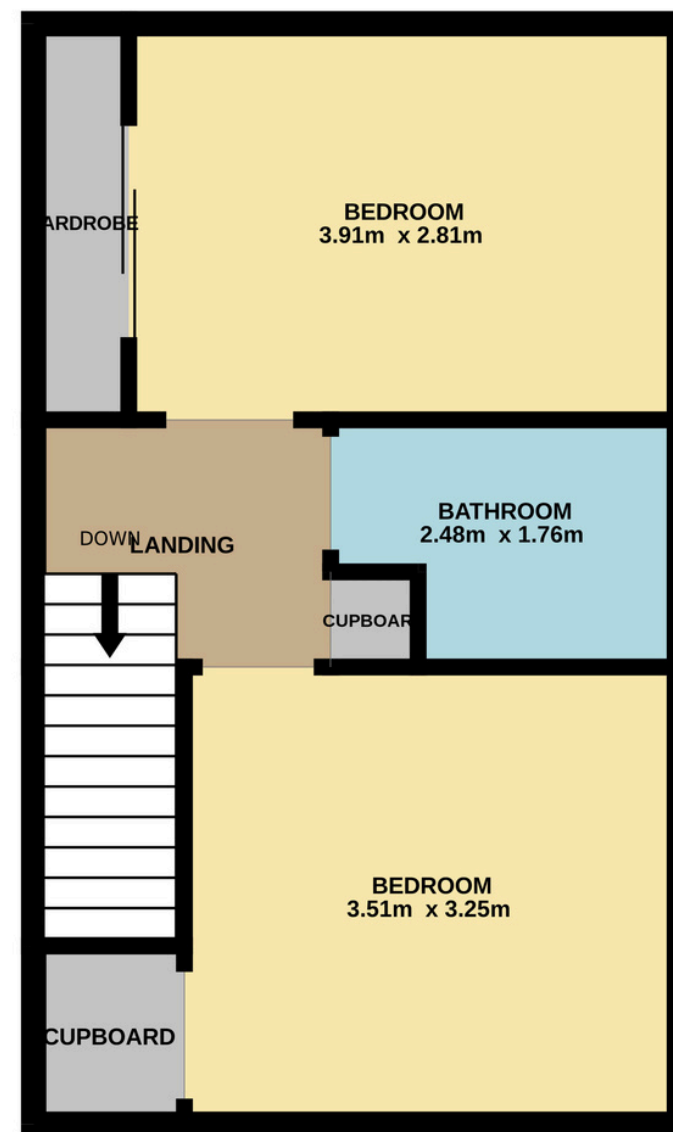


FLOORPLAN

GROUND FLOOR
35.4 sq.m. approx.



1ST FLOOR
35.4 sq.m. approx.



TOTAL FLOOR AREA : 70.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Property Department

Tel: 01382 201010

Email: property@ross-strachan.co.uk

EXTRAS

Certain extras may be available by separate negotiations



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