



33 Charleston Drive,  
Dundee, DD2 2HF



*Spacious three-bedroom family home in popular area of Dundee*

3 Bed   1 Bath   3 Reception

Lindsays are pleased to present this beautifully maintained and deceptively spacious three-bedroom family home, set within the ever-popular Menzieshill area of Dundee.

Enjoying a versatile layout over two levels, the property offers a bright and elegant lounge, a dining room/family room with a semi open-plan feel, and a charming conservatory off the kitchen, currently arranged as a dining space with lovely views over the rear garden. The fitted kitchen is well appointed with generous worktop and cupboard space, while the ground floor also accommodates two well-proportioned double bedrooms, including an attractive principal bedroom featuring a large bay window and excellent built-in storage, together with a contemporary tiled family bathroom with shower over bath. On the upper level, a further spacious double bedroom enhances the flexibility of the accommodation.

Externally, the home is complemented by a driveway leading to a single garage, a well-kept front garden with mature planting, and a private rear garden predominantly laid to lawn, ideal for family life, outdoor entertaining and making the most of the warmer months.

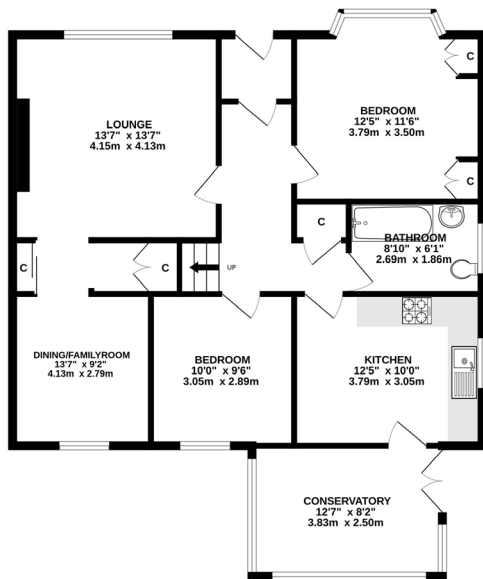
Charleston Drive is a sought-after residential setting, well placed for Ninewells Hospital, local amenities, reputable schooling, green spaces and regular public transport links, as well as offering convenient access to Dundee city centre and the wider road network.

### Features

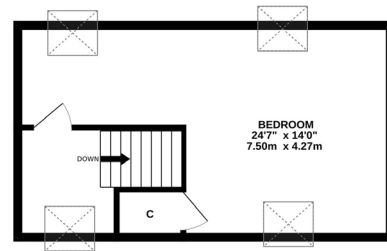
- Vestibule & Hallway
- Kitchen
- Conservatory
- Lounge
- Dining Room/Family Room
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Gardens
- EPC Rating D

**Offers Over £230,000**

GROUND FLOOR



1ST FLOOR



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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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.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

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