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**351C CHARLESTON DRIVE, DUNDEE, DD2 4HP**  
**OFFERS OVER £135,000**

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**LCD**

**Lawson, Coull & Duncan** | 01382 227555

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**HOME REPORT VALUATION**     **£135,000**

**EPC RATING**                     **C**



This spacious three bedroom mid-terraced villa is located in a very popular residential area close to Ninewells Hospital. The property is within walking distance of many amenities including local nurseries, primary schools and parks. The property is in superb decorative order throughout benefitting from full double glazing, gas central heating and feature wooden and glass internal doors throughout. The property has an open outlook to the front (south) and elevated open views to the north over Dundee and have immaculately presented gardens to the front and rear.

The property opens to the entrance hallway with large WC situated off. A glass door opens to the open plan lounge and dining area stretching the length of the property. The lounge is south facing with fitted carpet and there is a separate distinct dining area to the rear marked with wooden flooring. The modern fitted kitchen includes wall and base units and incorporates an integrated oven and gas hob and stainless-steel sink below the rear facing window. The door from the kitchen provides access to the rear garden.

A carpeted staircase leads to the first-floor accommodation off the upper hallway. Hatch and ladder to attic providing additional storage. The larger double bedroom is to the rear of the property and provides superb, elevated views to the north. The second double bedroom and the third bedroom both overlook the front of the property. The large family bathroom is fitted with a three piece bathroom suite with shower over bath.

The front garden is fully enclosed and low maintenance. The large rear garden is also fully enclosed and secluded, consisting of an area of lawn, slab patio area, a seated decking area and shed, and bordered with mature shrubs and plants.

As indicated this property is in superb decorative order and in walk in condition. Early viewing is highly recommended to fully appreciate this property.



Illustration For Identification Purposes Only. Not To Scale (ID:1213146 / Ref:90799)



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