



33 CHARLESTON DRIVE, DUNDEE DD2 2HF
OFFERS OVER £210,000





This three-bedroom semi-detached bungalow is located within the Charleston Drive area of Dundee. The property is close to major bus routes providing access to both the City Centre and Ninewells Hospital. In addition, Lochee Park, Mills Observatory and Victoria Park are all within walking distance and the property falls within the catchment area for the Harris Academy.

The rooms throughout are of a generous size and the subjects have been well maintained. There are gardens to the front and rear of the property, both lawned and bordered with mature shrubs. The rear garden is secure and fully enclosed and has a small patio area. In addition, there is a garage large enough for one car as well as a monobloc drive providing additional off-street parking to the side of the property.

A uPVC door with decorative insert opens to the entrance vestibule. The hallway provides access to the ground floor accommodation which has a large storage cupboard.

The lounge spans the full depth of the property and is divided into two sections. The lounge area to the front of the property is the larger of the two areas and features a gas fireplace. The second section is smaller in size and would make for the perfect 'snug' room. The two areas are split by an open entranceway which has room for additional storage.

The recently refurbished kitchen is fitted with modern wall and base units providing an abundance of storage and worksurface space. There is also plenty space for a dining table in front of the 'Mondrian inspired' shelving unit which features on the wall. The kitchen leads through to the conservatory through a partial glass door which allows for plenty natural light to fill the room. The conservatory is an ideal additional seating area with access to the rear garden.

The spacious master bedroom is to the front of the property and benefits from a large bay window. The room is also fitted with a gas fire and built in shelves either side of the chimney breast. The second bedroom is to the rear of the property and decorated in neutral colours generating a relaxed atmosphere.

The carpeted staircase leads to the converted attic space. This area has the potential to be used as a spacious third bedroom which has been newly carpeted and contains a large storage cupboard. There are Velux windows on either side of the attic room providing ample natural light.

The bathroom is fitted with a new three-piece white suite consisting of a bath with shower, wash hand basin and w.c. The room also has a large storage cupboard which houses the washing machine.

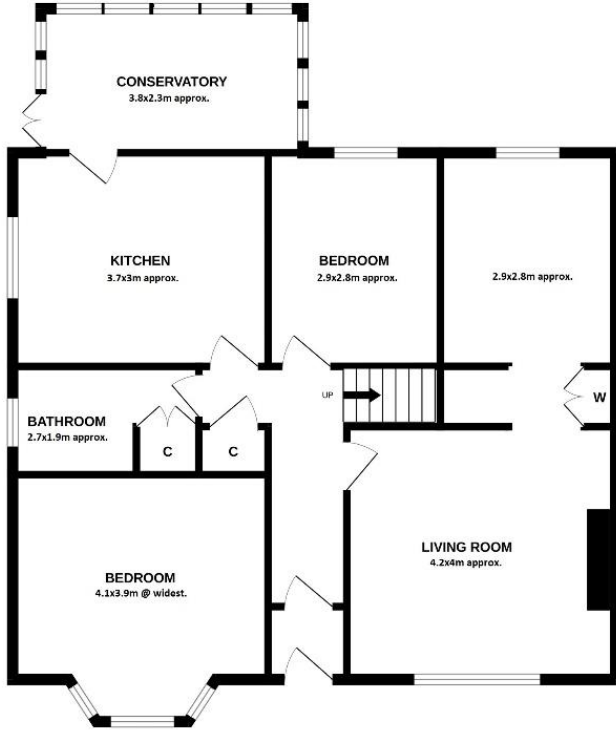
Early viewing is highly recommended to fully appreciate this property.



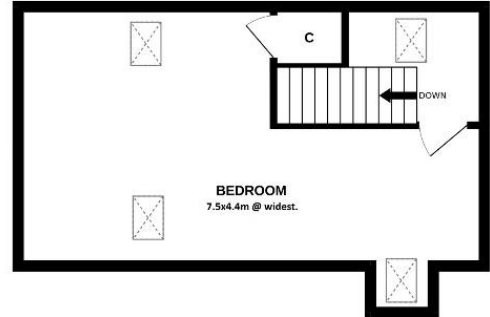




GROUND FLOOR



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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