lindsays | for moving home

property.lindsays.co.uk



48 Charleston Drive,
Dundee, DD2 2EZ







*Spacious Two-Bedroom Semi-Detached Bungalow in a Desirable West-End Location*

2 Bed | 1 Bath | 2 Reception

Situated in a popular residential area to the west of the city, this attractive semi-detached bungalow offers spacious accommodation all on one level, making it an ideal purchase for a wide range of buyers, including downsizers, first-time purchasers and families alike. The property enjoys a convenient location, close to reputable schools, local shops, everyday amenities and Ninewells Hospital, while Dundee city centre is within easy reach, providing an extensive range of shopping, leisure and transport facilities.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard, a bright and comfortable lounge, and a generous dining room ideal for everyday family living and entertaining. The fitted kitchen is equipped with a range of wall and base units, integrated hob, double oven and extractor hood, together with space for a washing machine and fridge-freezer. There are two well-proportioned bedrooms and a modern shower room, completing the accommodation. Externally, the property benefits from attractive gardens to both the front and rear. The rear garden features areas of lawn planted borders, a garden shed and a lean-to greenhouse located behind the garage. The front garden is also laid to lawn with established borders, while a driveway provides off-street parking for several vehicles and leads to a larger-than-average garage (3.65m x 6.9m) with an electric roller door. Further benefits include double glazing and gas central heating which was fully replaced in 2024. The property may also offer excellent potential for extension to the side and conversion of the attic space, subject to the necessary planning consents being obtained. Included in the sale are all fitted floor coverings, window blinds where fitted, the integrated kitchen appliances as specified, the garden shed and greenhouse.

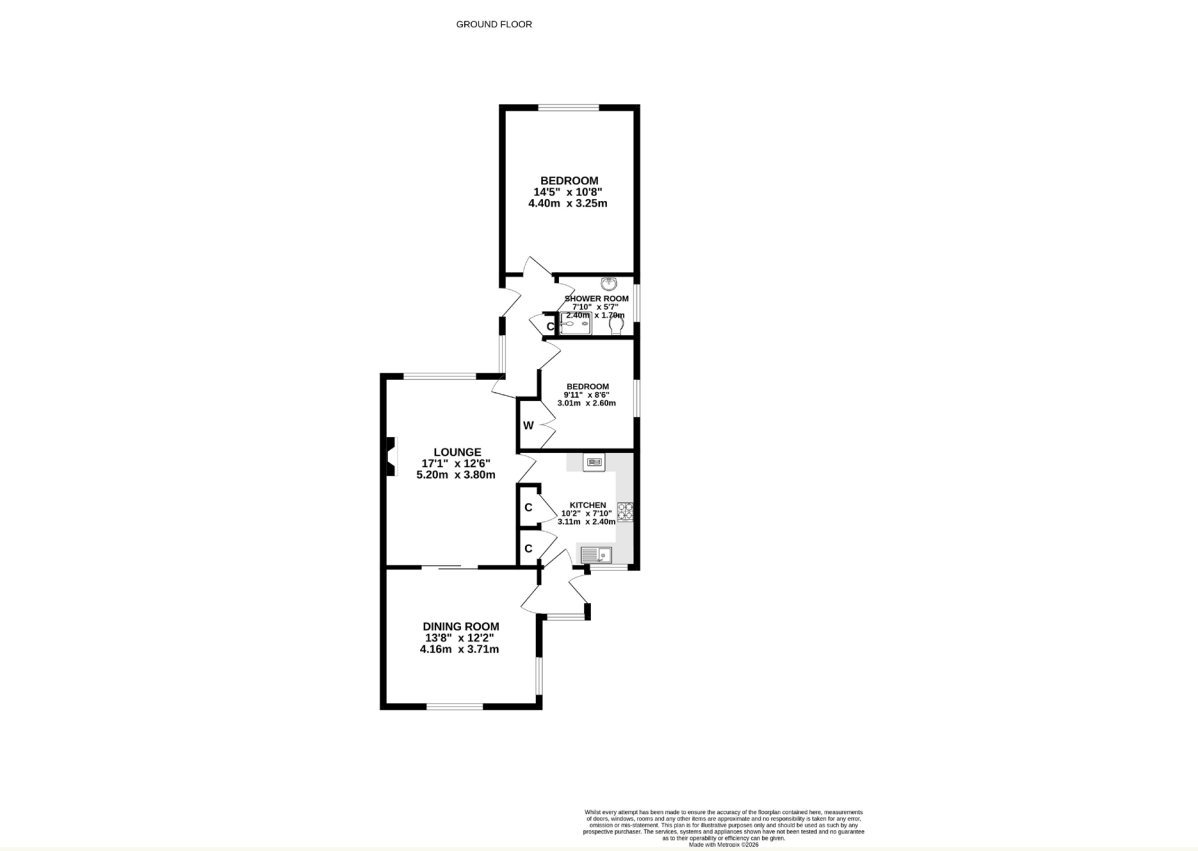
The property has been inspected by a structural engineer and building contractors in relation to structural movement affecting the gable wall. A copy of the report is available within the Home Report. Interested parties are advised to read the report carefully, satisfy themselves as to its contents, and consult their mortgage lender prior to submitting an offer.

Early viewing is highly recommended, as this appealing property is expected to attract strong interest from a variety of purchasers.

## Offers Over £190,000

### Features

- Entrance hall
- Lounge
- Dining room
- Kitchen
- 2 bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Garage & gardens
- EPC Rating - C










Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

**FOR VIEWING:**

## By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.