

Solicitors

Baillies

Estate Agents



231 Charleston Drive,  
Dundee, DD2 4HL

**Fixed Price: £72,000**



Bair



This ground floor apartment is located in a modern block close to local shops, schools and public transport. Ninewells Hospital is a five minutes walk. Ideal property for first time buyers or employees of the national health service. Owner occupied block. Viewing is recommended

**Accommodation**

Spacious living room. Two good sized bedrooms. Bathroom and fitted kitchen. Garden ground to front and rear is mutual

**Extras**

Carpets and floor coverings where fitted; light fittings; bathroom accessories; curtain poles and blinds

**Council Tax Band**

A

**Utility Supplier**

British Gas

**Directions**

Charleston Drive runs from East to West from Ancrum Road to the gates of Ninewells Hospital. The property is on the North side of the road

**Features**

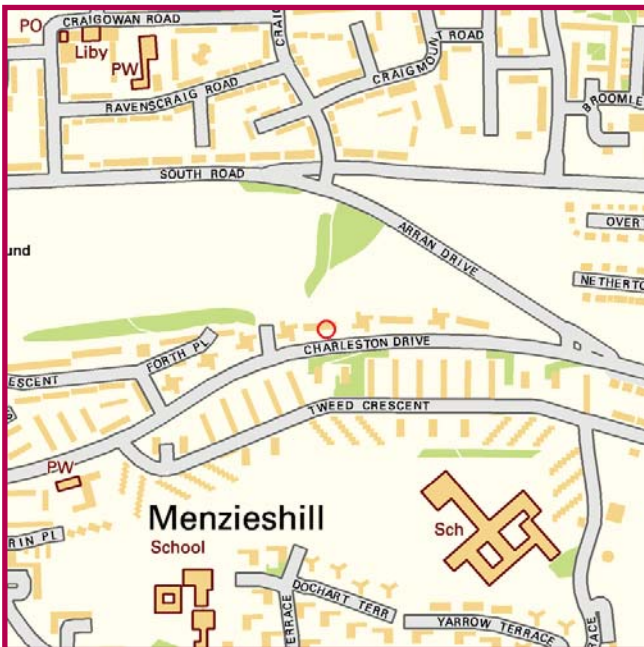
- Gas central heating
- Double glazing
- Modern and spacious kitchen
- Two good sized bedrooms
- Modern bathroom with electric shower

**Measurements**

- Living Room: 11' 10" x 15' 5"
- Kitchen: 11' 8" x 7' 6" ??
- Bedroom 1: 10' 2" x 10' 8"
- Bedroom 2: 10' 7" x 11' 10"
- Bathroom: 7' 9" x 5' 9"

**Viewing**

Contact Solicitors on 01382 201000



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**GROUND FLOOR FLAT**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Disclaimer: If travelling a distance to view, we recommend you check with us on the day of viewing to confirm the property is still unsold. These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate. No warranty is given for any appliances or services mentioned

A copy of the Home Report for this Property is available through the Selling Agent

