



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

26 Charlotte Street, Dundee, DD3 8QP

Offers Over  
£175,000



***"Lovely Family Home"***

Accommodation: Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Sun-Room, 2 Double Bedrooms, Shower-Room, Garage, Driveway, Double Glazing, Gas Central Heating & Gardens.



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# 26 Charlotte Street, Dundee, DD3 8QP

## Description

This spacious semi-detached bungalow is situated to the north side of Dundee City, in a highly sought after location.

This property will provide comfortable accommodation which is in the main at ground floor level, whilst fitted stairs lead to the attic floor which with planning permission can be changed to create further accommodation.

The accommodation comprises; entrance vestibule into spacious hallway, bright lounge offering comfortable living space, 2 double bedrooms with fitted bedroom furniture, dining room with access to sun room and kitchen. The sun room is located to the rear of the property and provides access to the garden. The kitchen is fitted with wall and base mounted units, electric cooker, dishwasher and washing machine. From the kitchen is door to the side of the property. The shower-room is fitted with two-piece suite, fitted furniture and walk-in shower cubicle with electric shower. From the hallway there is a fitted staircase leading to the attic. Practical attributes include double glazed windows and gas fired central heating.

The property does require some upgrading.

## Outside

The front garden is mainly laid to lawn with a selection of shrubs and a paved pathway. Multi-car private driveway leading to single timber garage.

The rear garden is fully enclosed and mainly laid to lawn

Ideal family home and early viewing is recommended.



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## Area

Charlotte Street lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found in close proximity with Kingsway Retail Park a short drive away where a Tesco Superstore and major retailers are located. Dundee is the fourth largest city in Scotland and is situated on the north shore of the River Tay. The city is at present undergoing dramatic redevelopment at the waterfront which will include the Victoria and Albert Museum. Dundee is very diverse with a mixture of culture, history and education. There are excellent amenities which include road, rail and air links, primary, secondary and higher education, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.





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## Viewing

By appointment through Solicitors on 01382 206000 .

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

Lounge	13'10" x 12'
Dining Room	10'10" x 9'5"
Kitchen	9'3" x 7'8"
Sun Room	9'5" x 7'6"
Bedroom 1	13'6" x 10'11"
Bedroom 2	14'5" x 9'10"
Shower-Room	7'5" x 5'11"



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## Included In Sale

All carpets and floor coverings, window blinds where fitted, light fittings, bathroom fittings, electric cooker, dishwasher and washing machine (no warranties are given to any electric appliances included in sale)

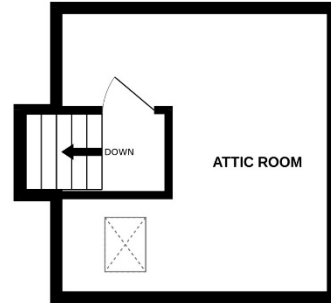
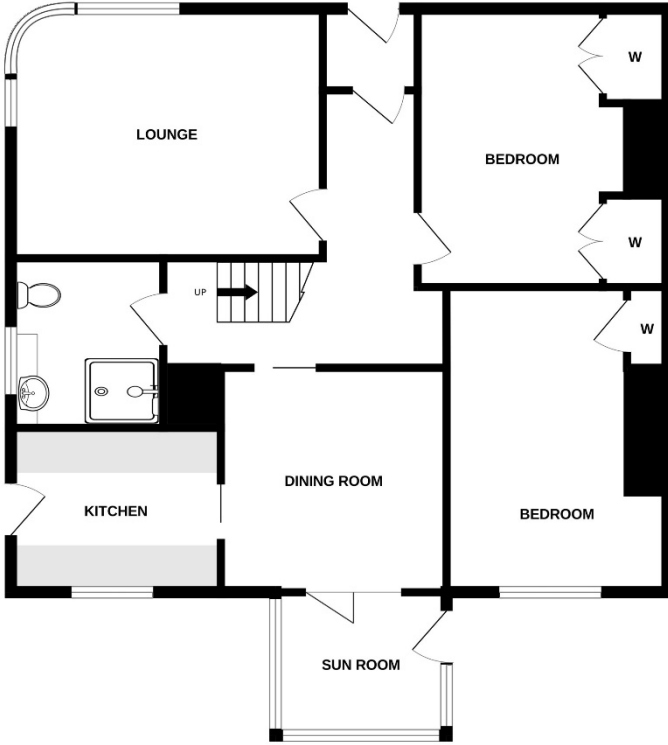


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GROUND FLOOR

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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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