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**30 CHARLOTTE STREET, DUNDEE, DD3 8QP**  
**OFFERS OVER £240,000**

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**LCD**

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HOME REPORT VALUATION £240,000

EPC RATING

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This three bed converted detached bungalow is located in a very popular residential area of Dundee. The location provides easy access to many amenities including nearby schools, with bus routes providing easy access to Dundee City Centre. Ample off street parking is provided by a large driveway to the side of the property. The property is in excellent decorative order throughout and early viewing is highly recommended to fully appreciate this spacious property.

The glass panelled front entrance door leads into a vestibule and then into an open hallway with attractive original wooden flooring providing access to the ground floor accommodation consisting of a large lounge, with feature fire, overlooking the front of the property and with double glass panelled doors leading to the dining room to the rear. Double glazed patio doors lead from the dining room directly to the rear garden. The kitchen is fully fitted with modern wall and base units and includes the electric oven, as well as fitted breakfast bar. Large windows overlook the rear garden which is also accessed from a door in the kitchen. A large double bedroom with fully fitted units sits to the front of the property. The modern shower room consists of a white W.C, built in wash hand basin and large corner shower cubicle with wet wall.

A wooden staircase leads to the upper level where there are two further large double bedrooms both with storage, and a large walk in storage cupboard at the top of the stairs.

The front garden is enclosed with a private hedge and consists of lawn and mature shrubs. Large driveway to the side of the property leads to the large rear garden consisting of an area of lawn, attractive shrubs and plants, and a slabbed seating area.

The property benefits from full double glazing and gas central heating and all floor coverings are included.

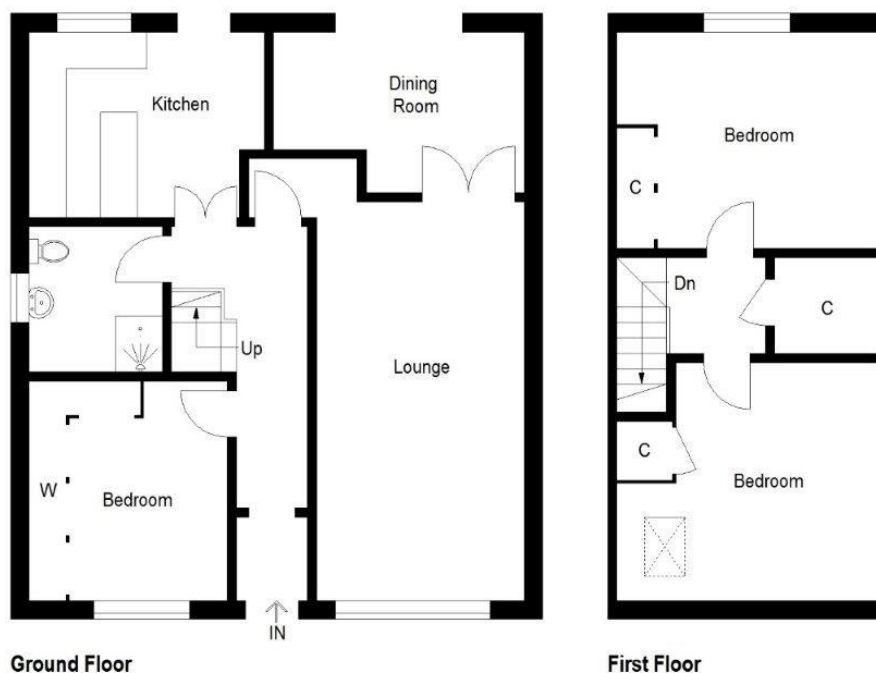


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