

CALDER'S

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- Retirement Development
- Lounge
- Modern Kitchen
- Double Bedroom
- Shower Room
- Security Access
- Residents Lounge
- Communal Garden Grounds
- Ample Parking
- 75% share of Ownership
- Move in Condition



20 Naughton Place, Dundee, DD2 2JR
Offers Over £90,000

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Calders Solicitors are delighted to bring to the market this one bedroom, part ownership, ground floor apartment in the popular Naughton Place retirement development.

The property is in walk in condition and benefits from double glazing and electric storage heating. It has been modernised by the current owner and all window blinds, curtains, floor coverings, and white goods are to be included in the sale price.

Naughton Place is a purpose-built retirement complex for over 55's in the west end of Dundee and managed by Caledonian Housing Association. There is a resident's lounge with regular social activities. It is also located close to local shops and there are regular bus services to the Perth Road area and Dundee City Centre.

There is a controlled door entry system giving access to the mutual stairwell which is carpeted and heated. The accommodation comprises hallway, lounge, modern fitted kitchen, double bedroom, and modern bathroom.

Hallway - 3.10m x 2.15m (at widest point)

10ft 2" x 7ft 1"

Timber front door gives access to the irregularly shaped hall. There are two good sized storage cupboards, partially shelved. Modern electric storage heater.

Lounge - 4.90m x 3.30m (approx)

16ft 1" x 10ft 8"

Good sized west facing living room with views over the mutual gardens towards the Carse of Gowrie. There is a focal point electric fire set in a white marble effect fireplace. Electric storage heater. A doorway leads through to the kitchen.



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Modern Kitchen 2.50m x 2.40m (approx)

8ft 2" x 7ft 9"

Recently fitted modern kitchen with ample wall and base units in high gloss white with wood effect worktops and matching splash backs. There is an integrated electric hob with extractor fan over and under counter electric oven. There is a free-standing washing machine and fridge/freezer which will be included in the sale.

Double Bedroom 4m x 3.10m (approx)

13ft 1" x 10ft 2"

A good-sized double bedroom with views over the communal mutual gardens. There is a built-in wardrobe with wooden sliding doors providing hanging space. Electric storage heater.



Shower Room 1.73m x 2m (approx)

5ft 7" x 6ft 6"

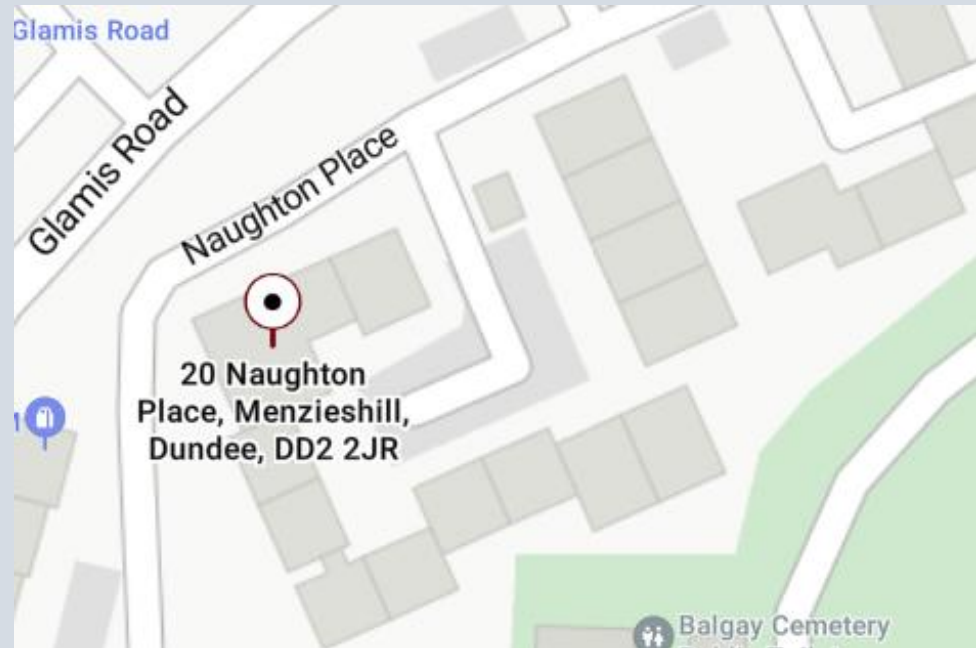
Modern shower room with white brick effect tiles, white WC and wash hand basin set in white gloss vanity units with storage. Large fully wet walled shower enclosure with glass and chrome sliding door and Triton Electric Shower. White panelled ceiling with down lights. Electric towel rail.

Externally

There are well maintained communal garden grounds with ample areas for parking.



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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee

Tel: 01382 224391 email: admin@calders.com

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