

1 Craigmount Place

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*FABULOUS TWO BEDROOM
END-TERRACED VILLA*



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McEwan Fraser Legal is delighted to present this charming end-terraced villa offers a perfect blend of style and comfort. The spacious lounge/diner benefits from a dual aspect, ensuring plenty of natural light throughout the day. The galley-style kitchen features stylish white units, providing a sleek and modern feel.

On the upper floor, there are two well-proportioned bedrooms and a contemporary shower room. The property boasts gardens both at the front and back, with the rear garden enclosed by a wooden fence for added privacy. The garden is laid to lawn with borders that have been sheeted off in reparation for onward finish, offering a tranquil space for relaxation or outdoor entertaining. A wooden shed in the garden provides useful additional storage.

This delightful villa is an ideal choice for those seeking a stylish, move-in-ready home in a welcoming community.





Bedroom 1

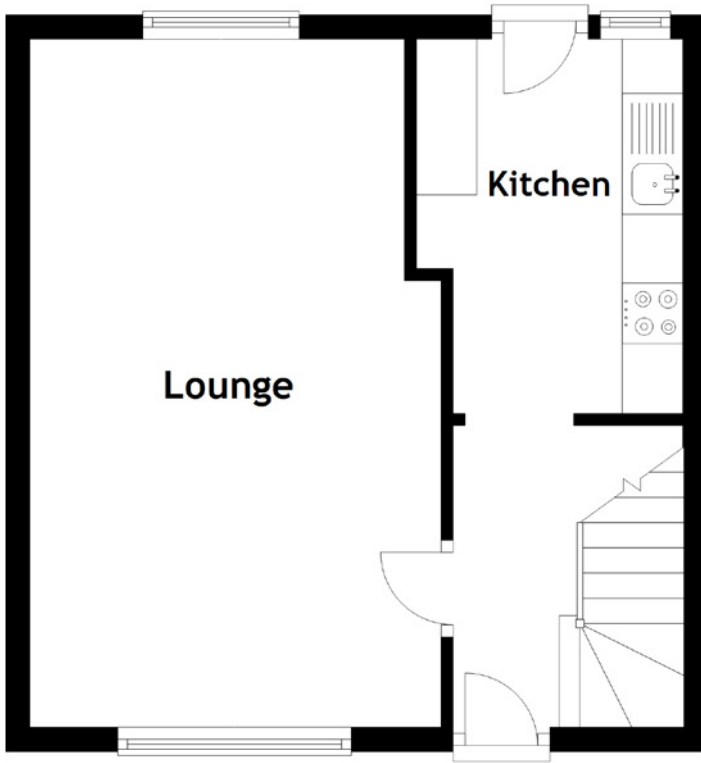




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.70m (18'8") x 3.40m (11'2")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Bedroom 1	4.40m (14'5") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Shower Room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 61m²

EPC Rating: D



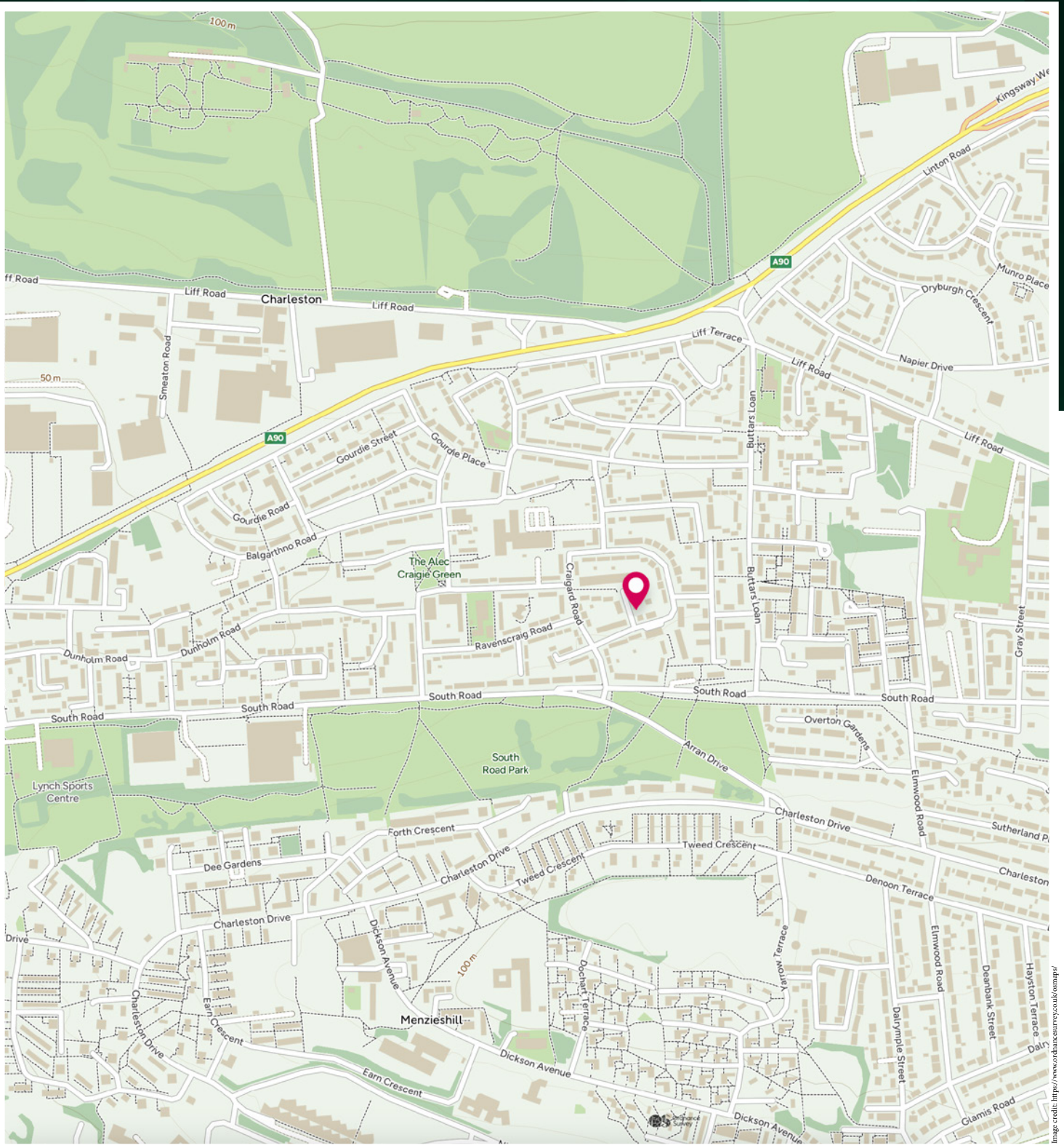


Nestled in the vibrant and welcoming community of Charleston, Dundee, this property offers an ideal location for families and professionals alike. Charleston boasts an array of local amenities, including reputable schools, convenient shops, and inviting cafes, all within easy reach. The area is well-connected with excellent public transport links and close proximity to major road networks, making commuting a breeze.

For those who enjoy outdoor activities, Charleston Park provides a wonderful green space for leisure and recreation, while the nearby scenic River Tay offers beautiful waterfront walks and cycling paths. The area also benefits from a strong sense of community, with local events and activities fostering a friendly and inclusive atmosphere.

Living in Charleston means you are just a short drive from Dundee city centre, where you can explore a rich cultural scene, including museums, galleries, and theatres, as well as a diverse range of dining and shopping options. This desirable location perfectly balances the tranquility of suburban living with the convenience of urban amenities, making it a sought-after destination for your next home.

The Location



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