



Shepherds

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**44 NAUGHTON PLACE
DUNDEE
DD2 2JR
(FIRST FLOOR FLAT - SHARED OWNERSHIP)**



OFFERS AROUND £60,000 (25% SHARE)

Accommodation

Hallway
Lounge
Two bedrooms

Shower room
Kitchen with balcony
Adjacent parking and shared gardens

VIEWING By appointment through Shepherds 01382 322781

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2010\07\0014
Enquirers will require to register/login to the above website to obtain the Home Report.

Description

First floor flat forming part of a retirement complex factored by Servite Housing Association an age restriction applies and 25% ownership is being offered for sale.

This is a well maintained complex located to the West End of the city near Ninewells hospital and convenient for most amenities and bus routes.

There is a monthly charge of approx £186.00 (subject to review) which includes the maintenance of all mutual areas security entry system and buildings insurance. There is ample parking and a common room.

The flat itself is a bright spacious property with Southwest views over the surrounding area taking in the River Tay and the Tay Valley. Benefiting from double glazing, electric storage heating, a security entry system at ground floor with control phone in the flat this is a property which must be viewed to be appreciated.

ACCOMMODATION

HALLWAY. A pleasant and spacious entrance to the property with large built in cupboard with coat hanging space. Electric radiator. Battery smoke detector.

LOUNGE Approx 15'0" x 13'0" A bright well proportioned room with double glazed windows having excellent views over the surrounding area taking in the River Tay and the Tay valley. Fire and fireplace. Electric radiator. Telephone point.

BEDROOM 1 Approx 13'3" x 10'2". A generously sized bedroom with double glazed window overlooking the entrance to the property. Built in fitted wardrobe with hanging space and storage. Electric radiator.

BEDROOM 2 Approx 11'0" x 11'0" Another good sized bedroom again with double glazed window overlooking the front entrance and having fitted Venetian blinds. Built in fitted wardrobe with hanging space and storage. Built in cupboard with hot water cylinder with immersion heater. Electric radiator.

SHOWER ROOM A spacious area containing a white suite comprising wc. Vanity wash hand basin. Bidet. Corner shower compartment with tiled seat. Mixer valve. Wall cabinet. Fan heater. Extractor. Heated towel rail.

KITCHEN Approx 11'0" x 8'2" A well fitted kitchen with ample built in storage units. Stainless steel sink unit with plumbing for washer/drier. Washer/drier included. Electric hob with separate oven. Multi-speed extractor fan. Free standing fridge / freezer. Doorway to BALCONY. Attractive feature balcony with south facing aspect and views. Satellite dish mounted to balcony.

OUTSIDE Shared gardens surrounding the property and adjacent car parking.

EXTRAS All carpets, floor coverings and blinds (as seen), fridge/freezer, washer/drier, satellite dish with receiver box and control in living room, booster and cable through to kitchen enabling channels to operate in both living room and kitchen, light fittings, fire and fireplace. Access to mutual loft space. Phone points in each room and TV sockets in 3 rooms.

HOW TO GET THERE From Dundee City centre go West on Nethergate, continue on to Perth Road turn right into Glamis Road continue through the first circle then take the third exit at the next circle on to Glamis Road then Naughton Place is off to the left. Parking is adjacent.

Age Restriction: Over 55		
Monthly occupancy payment	£156.21	
Monthly management charge	£29.82	(includes buildings insurances and mutual maintenance)
Total	£186.03	subject to review from June 2010



