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**ONE QUARTER PRO INDIVISO SHARE OF 26 NAUGHTON PLACE, DUNDEE, DD2 2JR**

This most attractive and beautifully presented end terraced bungalow forms part of a purpose built retirement complex situated in a cul-de-sac to the West End of the City. The subjects offer spacious accommodation with two bedrooms and electric storage heating and are double glazed throughout. The subjects lie close to major bus routes providing regular transport links to the City Centre and to Ninewells Hospital and there are local shops within a short walking distance.

The complex has an age restriction and any prospective purchaser has to be aged 55 or over. There are parking facilities within the grounds and the grounds and commercial parts are maintained by the Property Managers, Caledonian Housing Association Limited. For sale is a 25% share of the property and the remaining 75% share is owned by Caledonian Housing Association to whom a monthly rental charge and management fee is payable. The current monthly charge is £252.25 which includes the occupancy and management charges. The purchaser will require to enter into an Exclusive Occupancy Agreement with Caledonian Housing the terms of which can be available to interested parties.

The subjects offer panoramic views over the Carse of Gowrie and River Tay and viewing of the property is highly recommended to appreciate the quality of the subjects on offer.

The accommodation comprises:-

**VESTIBULE, HALL, SITTING ROOM, KITCHEN, 2 BEDROOMS, SHOWER ROOM**

**VIEWING : CONTACT SOLICITORS**

**PRICE : OFFERS OVER £69,000**



**Partner: Kim Barclay LLB, Dip, L.P., N.P**

## One quarter pro indiviso share of 26 Naughton Place, Dundee, DD2 2JR

### ACCOMMODATION :

#### VESTIBULE

1.10m (3'7") x 1.32m (4'3") approx. Vestibule leads to hall.

#### HALL

Good quality light oak laminate flooring. Electric storage heating. Full length cupboard with shelving and hanging rail. Electric meter in cupboard. Second full length cupboard housing the hot tank. Attic which runs the full length of the property with access via Ramsay ladder.

#### SITTING ROOM

4.11m (13'5") x 4.02m (13'2") approx. Part glazed 6 pane door leads to sitting room. Double glazed window with views across to Invergowrie Bay. Patio door with step down onto grassed area. Long full length shelved cupboard. Stone fireplace with electric inset fire. Fitted carpet. 3 way light fitting. Electric heater. Louvre blinds at patio door and window with curtain pole. Half glazed door leads to kitchen.



#### KITCHEN

3m (9'10") x 2.47m (8'1") approx. Suspended ceiling with spotlights in the ceiling. Electric Indesit oven with hob above. Stainless steel extractor fan. Space for washing machine. Wall mounted heater. Electric heater. Double glazed window with Louvre blinds overlooking the rear of the property. Laminate tiled floor.



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**BEDROOM 1**

2.73m (8'11") x 3.13m (10'3") approx. Fairly freshly decorated bedroom. Double glazed window with Louvre blinds overlooking the rear garden. Wall mounted heater. Large double wardrobe with shelf above.



**BEDROOM 2**

3.14m (10'2") x 3.80m (12'5") approx. Presently used as a dining room. Large double mirror doored wardrobe with shelves above and hanging rail. Fitted carpet. Double glazed window with Louvre blinds with views towards Invergowrie Bay. Three way light fitting. Wall mounted heater.



**SHOWER ROOM**

1.98m (6'5") x 2.15m (7') approx. Walk in shower with wall mounted MIRA electric shower. Wet wall around the shower. Vanity unit with white wash hand basin. White W.C. Heated towel rail. Wall mounted heater. Long deep shelved cupboards to the side of the shower. Non slip flooring on floor and into shower.



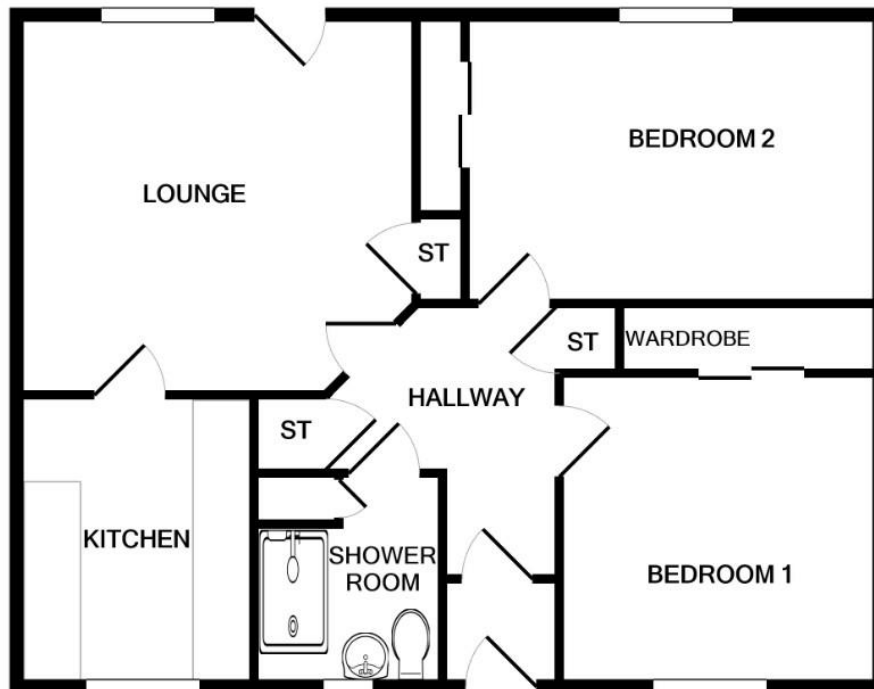
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**EXTERNALLY**

Outdoor spacious shed to the side of the front door housing electric meter. Small seating area to the front of the property.

EPC Rating D

**Your attention is drawn to the terms of the Home Report which is available for the property by contacting this office.**



**WHILST THE ABOVE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLERS OR THE AGENTS AND DO NOT FORM PART OF AN OFFER OR A CONTRACT**



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