

# 405 CRAIGIE DRIVE, DUNDEE, DD4 7UF

OFFERS OVER  
**£87,500**



*“Ideal First Time Buy or Investment Opportunity”*

**Accommodation:-** Hall, Lounge, 3 Double Bedrooms, Dining Kitchen, Bathroom, Double Glazing, Gas Central Heating. Mutual Garden Areas. Security Entry.



**MML Property**

01382 206000

[property@mmlaw.co.uk](mailto:property@mmlaw.co.uk)

[mmlproperty.co.uk](http://mmlproperty.co.uk)



## About

Excellent first time buyers purchase or investment opportunity.

Third floor flat forming part of a four storey mid-terraced block, freshly decorated throughout.

The Entrance Hall provides access to all accommodation and has walk-in storage cupboard/study and further storage cupboard. The Lounge offers comfortable living space and has superb views over the River Tay. There is a modern Kitchen fitted with a range of wall and base mounted units with coordinating work surfaces and tiled splashback. Ample space for dining table and chairs. There is plumbing for a washing machine and space for fridge/freezer and cooker. All Bedrooms are good sized doubles. The bathroom is fitted with a three piece white suite with electric shower over bath. Flooring is a mixture of carpeting and laminate. Double glazing and gas central heating throughout. Mutual garden area. Off road parking is available in Belsize Road.

Viewing highly recommended

## Area

This property is situated in the sought after West Ferry area, to the east of Dundee City. The property is well served by local shops, services and public transport links to all parts of the City. Schools at Primary and Secondary levels are within easy reach, including Craigiebarns Primary School and Craigie High School. Dundee College is also within walking distance.

## Viewing

By appointment through Solicitors on 01382 206000



# Home Report

Contact Solicitor for a Copy of the Home Report

## Accommodation

Lounge	15'11" x 12'4"
Kitchen	11'4" x 9'11"
Bedroom 1	11'6" x 10'10"
Bedroom 2	11'6" x 10'2"
Bedroom 3	11'5" x 10'8"
Bathroom	9'2" x 5'









