



**KIM BARCLAY**

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**327 CRAIGIE DRIVE, DUNDEE, DD4 7UE**

This mid terraced villa lies in a very popular residential area close to West Ferry and on major bus routes both to Broughty Ferry and to the City Centre and beyond. The property offers spacious family accommodation over two levels with a roomy sitting room with patio doors and spacious kitchen/diner on the ground floor level with two generous bedrooms and a family modern shower room on the upper floor. The property has been well maintained by the existing owner with double glazing throughout and a warm air heating system. Accessed from a communal path perpendicular to the main road the property feels relatively quiet and secluded.

Viewing of the property is highly recommended to appreciate the accommodation on offer.

The accommodation comprises:-

**HALL, SITTING ROOM, WC, KITCHEN DINER, 2 BEDROOMS, BATHROOM**

**VIEWING : TELEPHONE 07738 981718 or CONTACT SOLICITORS**

**PRICE : OFFERS OVER £108,000**



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

## 327 Craigie Drive, Dundee, DD4 7UE

### **ACCOMMODATION:**

Front door leads to hall

### **HALL**

Laminate flooring. Deep cupboard housing electric meter cupboard. Window.

### **SITTING ROOM**

3.45m x 4.18m approx. Fitted carpet. Large double glazed patio doors. Wall lights. Fan light in ceiling.

### **WC**

1.26m x 0.74m approx. Door leads to WC in cupboard with wash hand basin and Xpelair. Fully wet walled.

### **KITCHEN DINER**

4.63m x 3.10' approx. Laminate flooring leading from hall. Fitted around two walls with ample floor standing and wall mounted units. Hob (part electric and part gas) and oven. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink and drainer. Two double glazed windows overlooking rear of the property. Fitted roller blind.

### **Upper Floor**

Attic hatch. Large airing cupboard housing hot water tank.

### **BEDROOM 1**

2.67m x 3.48m approx. Laminate flooring. Deep walk in wardrobe with wooden double doors with hanging rail. Second higher up shelved cupboard. Double glazed window overlooking rear of the property.

### **BEDROOM 2**

2.56m x 4.46m approx. Fitted carpet. Double wardrobe. Curtain rail. Double glazed window overlooking the rear of the property.

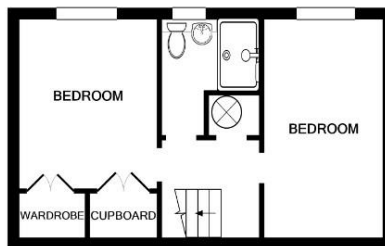
### **BATHROOM**

2.59m x 1.83m approx. Modern walk in shower. Wet wall on two walls. Large double shower tray. Vanity unit housing a wash hand basin and WC with cupboards. Opaque window.

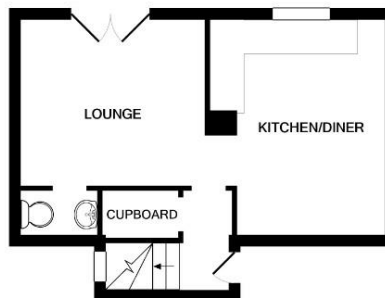
EPC Rating D







1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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