



**MML Law**

**MMLLAW .CO. UK**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

263 Craigie Drive, Dundee, DD4 7UE

## Offers Over £130,000



*"Mid Terraced Villa In Popular Residential Area"*

Accommodation: Hall, Lounge/Dining/Kitchen, 2 Double Bedrooms, Shower-Room, Double Glazing, Gas Central Heating, Garden.



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# 263 Craigie Drive, Dundee, DD4 7UE

## Description

MML Law are delighted to bring to the market, this walk-in condition mid-terraced villa located in an established residential area mid-way between Dundee and Broughty Ferry.

The accommodation is formed over two levels, comprising on the ground floor, main reception hallway with useful under-stair cupboard, modern open plan lounge/dining/kitchen. From the lounge area there are French doors opening onto raised deck area and private garden. A further spacious cupboard is also located within the lounge. The kitchen is fitted with ample base and wall units, gas hob and oven, washing machine, fridge and freezer. Ample space for dining table and chairs.

On the upper level there are two double bedrooms, each with fitted wardrobe. Contemporary shower-room with white WC and wash hand basin with storage below and walk-in shower cubicle with mixer shower. On the upper landing there is a further storage cupboard and hatch to the attic.

The property benefits from gas central heating and double glazing throughout.

This property would be ideal for the first-time buyer and must be viewed to be fully appreciated.

## Outside

Area of private garden to the rear with raised decking area ideal for alfresco dining in the summer months.

## 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.



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## Included In Sale

All carpets and floor coverings, light fittings, curtain poles, all kitchen appliances.

## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekend telephone 07506 172377.

## Home Report

Contact Solicitor for a copy of the Home Report.

## Accommodation

|                |               |
|----------------|---------------|
| Lounge Area    | 12'2" x 11'7" |
| Kitchen/Dining | 14'5" x 9'2"  |
| Bedroom 1      | 13'1" x 9'    |
| Bedroom 2      | 12' x 9'1"    |
| Shower-room    | 8'3" x 6'5"   |



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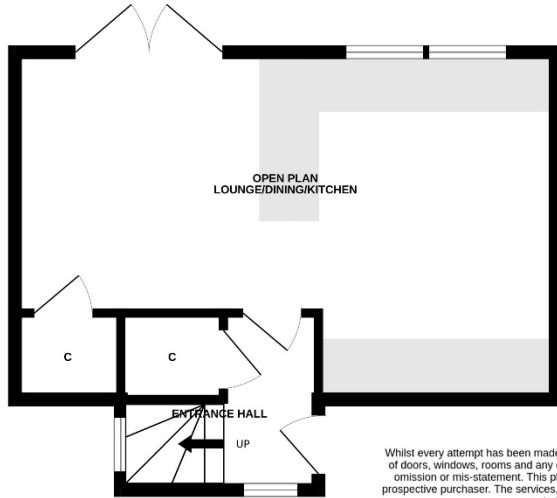


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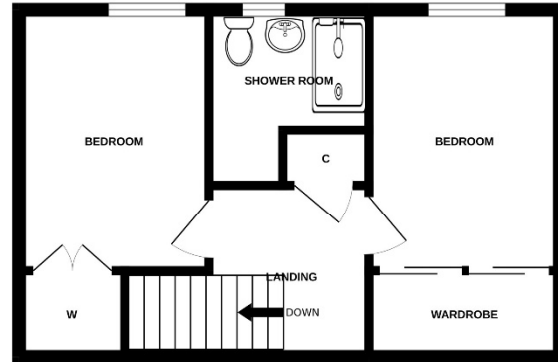
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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