



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

317 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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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 private garden. The kitchen is fitted with modern wall and base mounted units and feature centre island. Electric hob and oven and extractor hood. Space for Fridge/Freezer, Washing Machine and tumble dryer.

On the upper level there are two double bedrooms, each with fitted wardrobes. Contemporary shower-room with white WC and wash hand basin with storage below and large walk-in shower cubicle with mixer shower. The hatch to the partially floored attic is located in the upper landing.

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

The property is accessible to the front via a shared pend, while private garden grounds are located to the rear comprising a feature paved patio and the remaining section is laid in grass. Garden Shed. There is also an additional shared drying area between the neighbouring property. Outside storage cupboard

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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Viewing

To view contact the Solicitor on 01382 206000. Alternatively for evenings and weekends telephone 07927 001613.

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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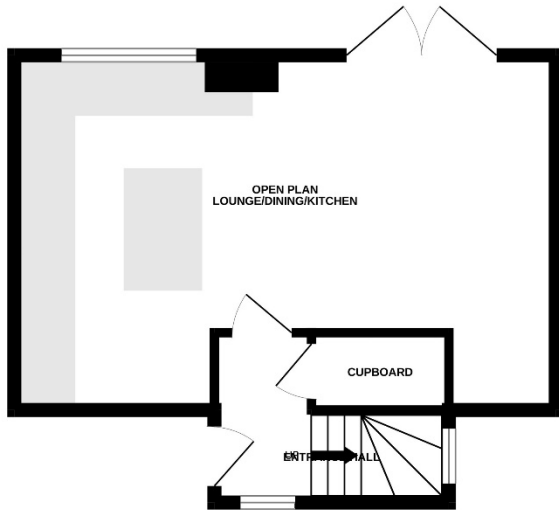


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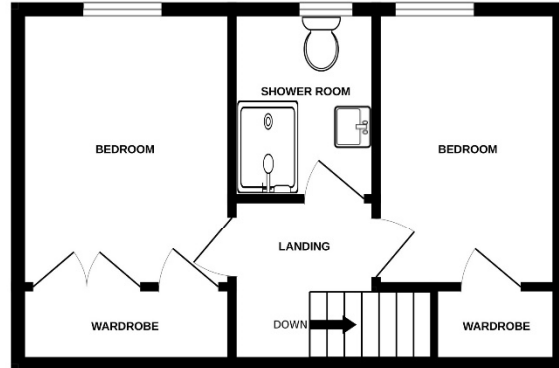
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GROUND FLOOR



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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