

ROSS STRACHAN & CO
Solicitors & Estate Agents

Dundee, DD4 7UE

295 Craigie Drive

2 Bedroom Mid Terrace Villa



295 Craigie Drive, Dundee

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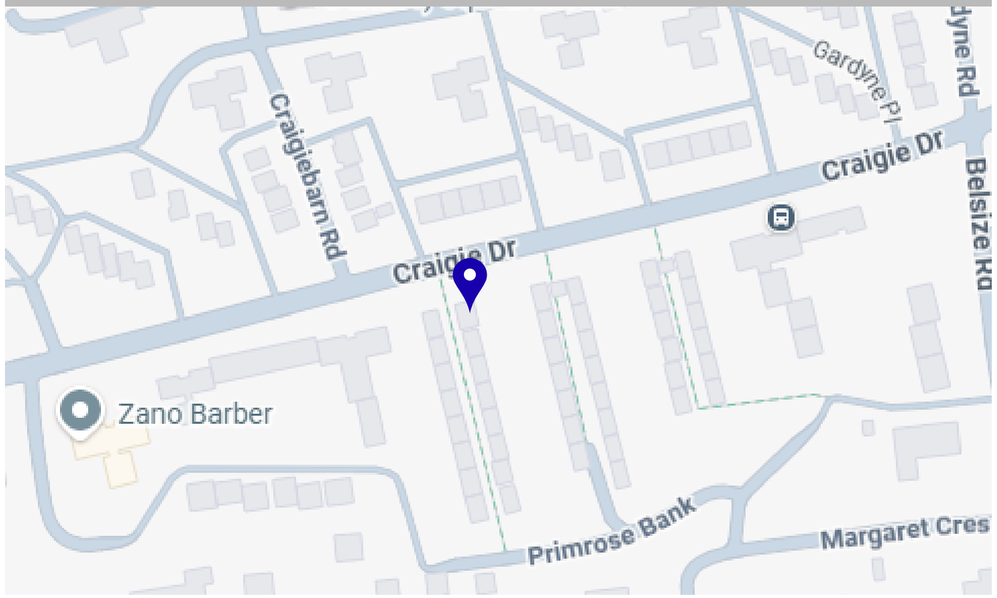
OFFERS OVER £135,000

- Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- 1 Bathroom
- High efficiency gas central heating
- Double Glazed windows and patio door
- Alarm

EPC:C CTB:B









THE PROPERTY

Located between Dundee and Broughty Ferry, this attractive 2 bedroom terraced villa is attractively presented to the market.

With recent modernisation, including new kitchen, shower room and redecoration there is minimal work required, other than some floor coverings to make this lovely house your home.

With ample on street parking available nearby the property is accessed by the front door up an attractive and well kept boulevard.

On entering the home, you have a stairway leading to the upper floor and access to the ground floor kitchen/dining room and lounge, with patio doors to the garden.

The kitchen has been beautifully finished with a modern colour palate and features ample base and high level units. Additional features include fitted hob and oven, dishwasher and washing machine. To the other end of the room is ample space for a dining table and chairs.







THE PROPERTY

The lounge sits to the other side of the wall but without a door between creates a lovely open plan feel to the space but with the option of reinstating a door or further opening up the room, with the correct permissions.

The patio doors look out onto a small patio and adequately sized private garden, with fencing and access to the larger communal gardens beyond.

There are two large storage cupboards on this floor, one beneath the stair and one in the lounge.

Up the stairs and onto the upper landing there is further cupboard space, two double bedrooms and a recently renovated shower room, with modern electric shower and white suite. Both bedrooms have fitted wardrobes and both overlook the rear & communal gardens.









THE PROPERTY

The property is heated with a high efficiency Worcester combination boiler and the double glazed windows throughout the home were replaced in 2024. The property also features a modern alarm system, with fob operation.

The area remains highly popular, with a local convenience shop and access to the bus network leading into Dundee or Broughty Ferry and Angus. Ample on street parking or alternatively a large car park at the end of the terrace offers free parking with no time limitations.





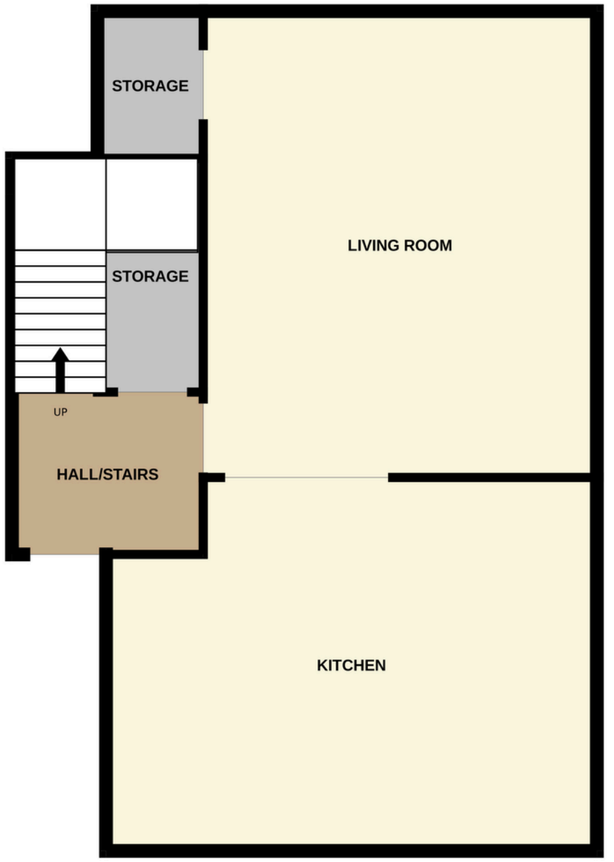


ACCOMMODATION

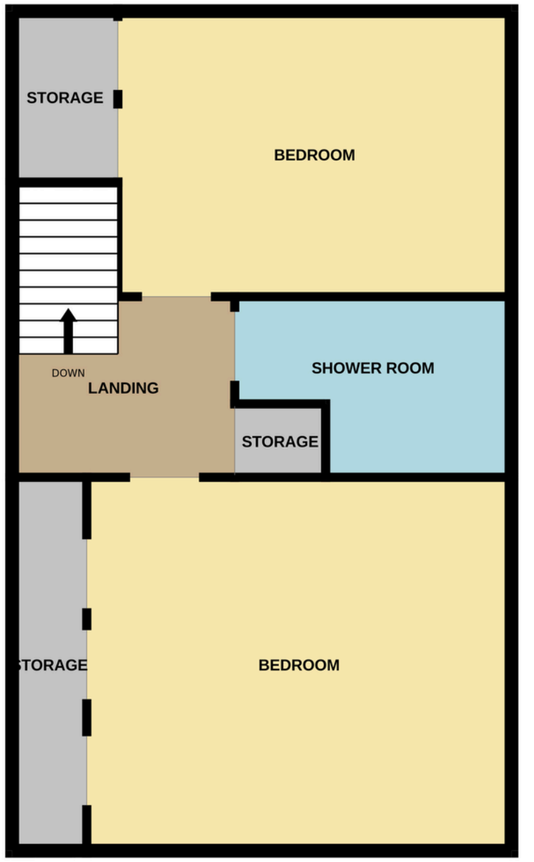
- Traditional Hall – with understair storage cupboard
- Lounge – 14'00 x 11'8" – with patio doors to garden
- Kitchen/Dining – 14'10" x 10'6" – modern fitted kitchen
- Landing – with storage cupboard
- Bedroom – 11'1" x 9'2" – with built in wardrobe
- Bedroom – 12'9" x 8'8" – with built in wardrobe
- Shower Room – 8'3" x 6'3" (at widest) – with white suite and shower cubicle

FLOORPLAN

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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Tel : 01382 201010
Email : propertyreception@ross-strachan.co.uk