

40 Craighill Court

DUNDEE, DD4 8XQ



Bijou and bright, this two bedroom terraced home is ready to walk right into



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom terraced home, located in a desirable area and is ready for its new owners to move straight in.

THE LOUNGE

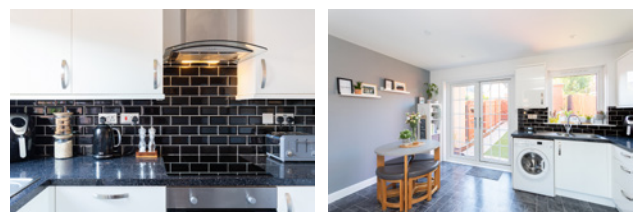


The bright and welcoming lounge creates a warm and inviting atmosphere, perfect for relaxation.

THE KITCHEN/DINER



The spacious dining kitchen, complete with French doors leading to the garden, offers an ideal space for entertaining.





Both bedrooms are well-proportioned, and the family bathroom is designed for comfort and convenience. A vestibule at the front door provides a practical entry space, while ample storage throughout the home ensures everything has its place.

THE BATHROOM



BEDROOM 1



BEDROOM 2

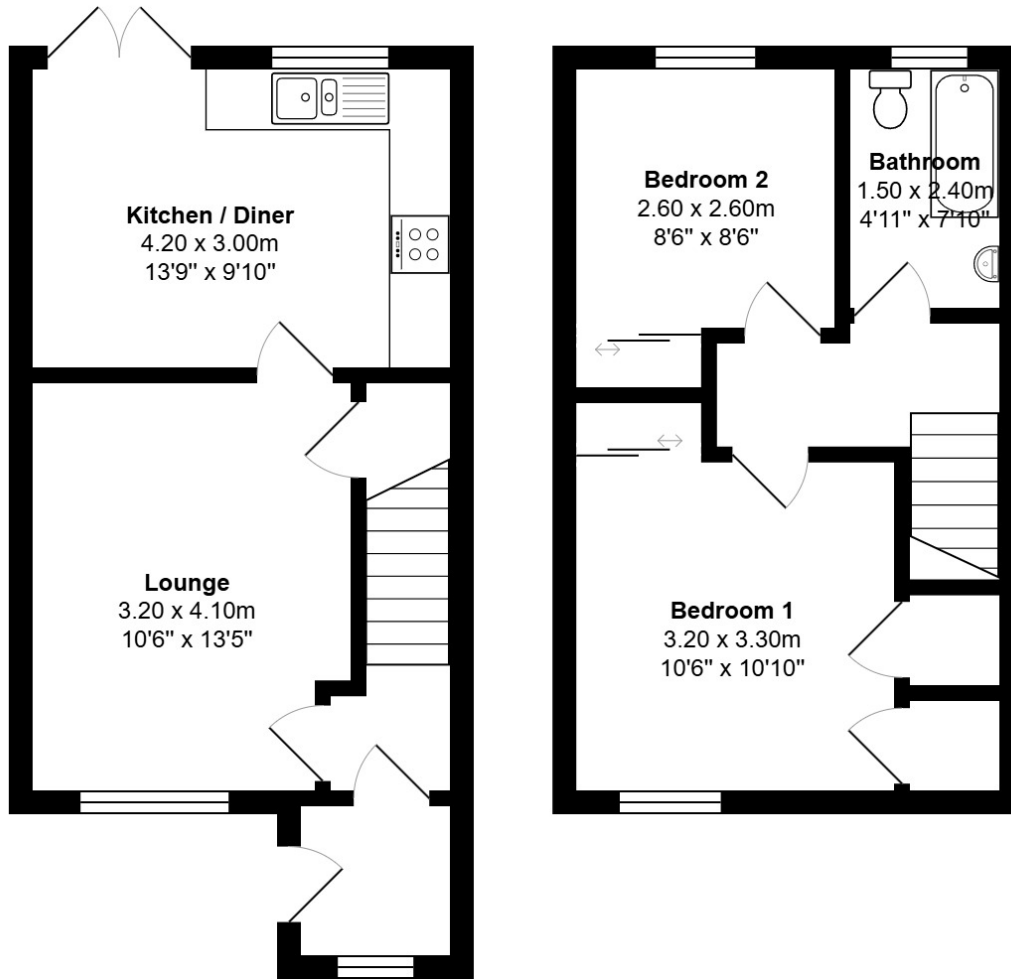


To the rear, the garden features a drive offering off-road parking, adding to the home's overall appeal.

EXTERNALS



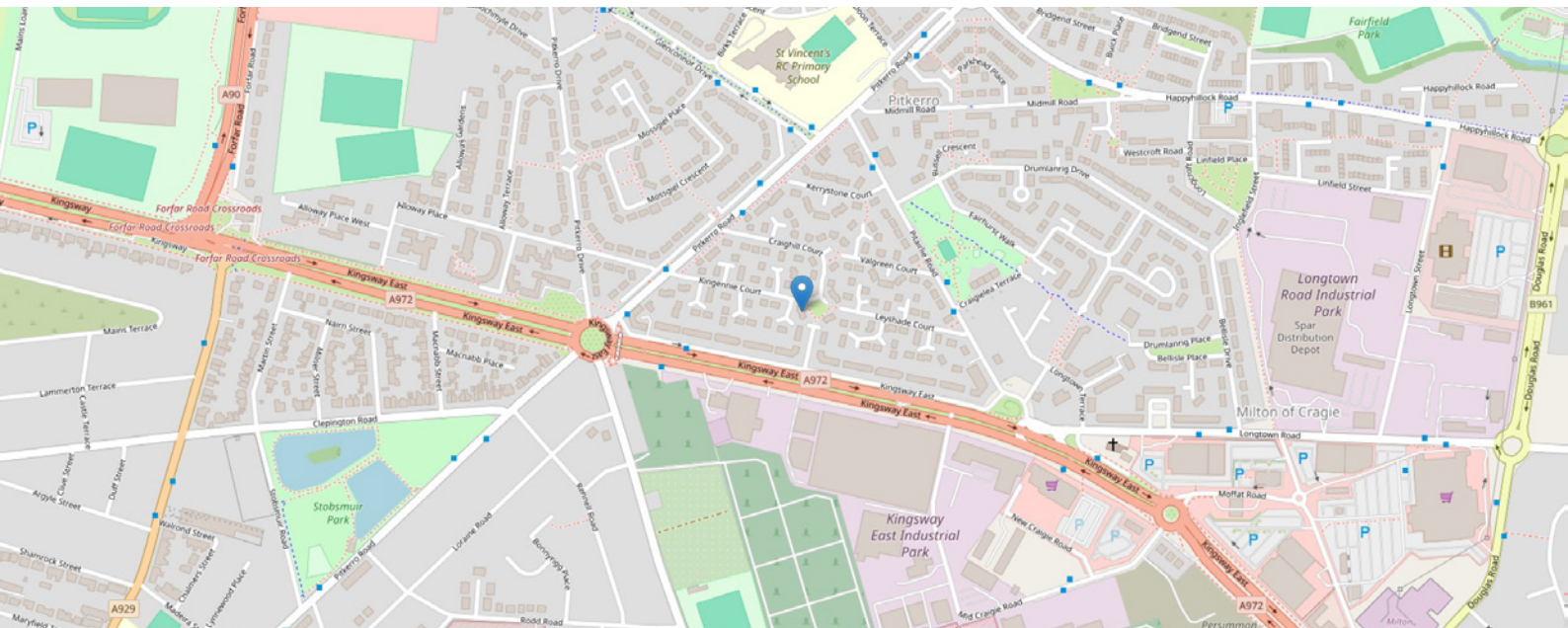
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m²

EPC Rating: C



THE LOCATION

This home is situated in a vibrant and well-established neighbourhood in Dundee, offering a perfect blend of convenience and community. The area is known for its excellent local amenities, including schools, parks, and shopping facilities, making it an ideal location for families.





With easy access to public transport and major road networks, commuting to the city centre and surrounding areas is straightforward. The neighbourhood has a friendly, welcoming atmosphere, providing a great environment for both young families and those looking to settle in a comfortable, family-oriented setting. This location also benefits from nearby recreational areas, offering opportunities for outdoor activities and leisure.



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