





This three-bedroom mid-terrace house in East Craigs is brought to market with neutral interiors throughout. The home boasts two reception rooms, two bathrooms (plus a WC), and a south-facing aspect. Furthermore, it has a private garage and a fully-enclosed rear garden that has a low-maintenance design which is perfect for summer barbecues.

Extras: all fitted floor coverings, window blinds, light fixtures, integrated kitchen appliances, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Spacious mid-terrace house
- Situated in East Craigs
- Neutrally decorated interiors
- Reception hall with storage and a WC
- South-facing living room
- Versatile dining room
- Kitchen with garden access
- Principal bedroom with en-suite bathroom
- Two additional double bedrooms
- Jack-and-Jill bathroom
- Private front and rear gardens
- Single private garage with a parking space directly outside
- EPC Rating – C
- Council Tax Band – D



"PRINCIPAL BEDROOM  
WITH EN-SUITE BATHROOM  
AND TWO ADDITIONAL  
DOUBLE BEDROOMS"





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DD1 1NU  
01382 201 000

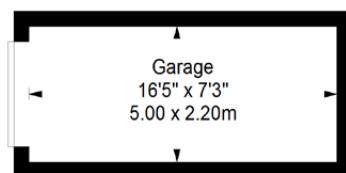


**BORDERS**

01890 880 008



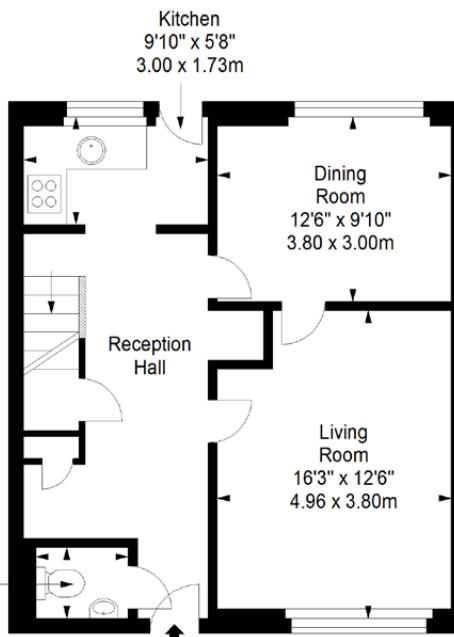
**Garage**  
Approx. 11.0 sq. metres (118.4 sq. feet)



Please note, this is not the  
actual location of the Garage

**WC**  
4'11" x 3'11"  
1.50 x 1.19m

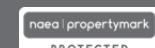
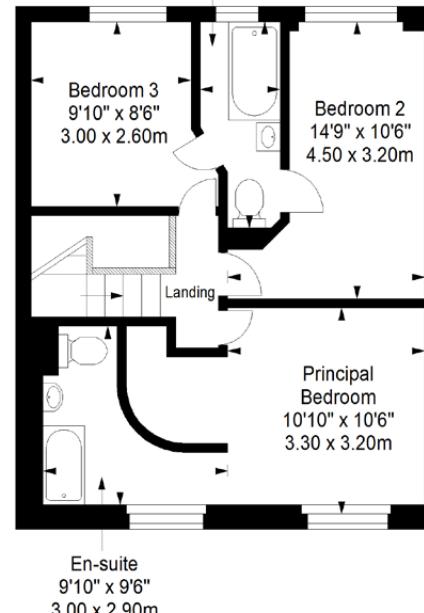
**Ground Floor**  
Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

**First Floor**  
Approx. 50.2 sq. metres (540.4 sq. feet)

Jack + Jill  
Bathroom  
11'0" x 4'3"  
3.35 x 1.30m



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