



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

64 East Haddon Road, Dundee, DD4 7JY

Offers Over
£200,000



***"Delightful Family Home In Sought
After Residential Area"***

Accommodation: Entrance Vestibule/Hallway, Lounge, Dining Kitchen, Bathroom, 3 Double Bedrooms and Shower-Room, Double Glazing, Gas Central Heating, Driveway, Gardens.



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Description

MML are delighted to bring to the market this semi detached two storey villa set within a highly sought after location of similarly styled and well maintained properties. The subjects are in walk-in condition and early viewing is a must.

The accommodation comprises, entrance vestibule, hallway with under-stair storage cupboard and staircase to upper level. Spacious lounge with bay window offering comfortable living space, a particular feature of the lounge is the built-in TV unit. Open plan access from the lounge to dining kitchen. The dining kitchen is fitted with modern wall and base mounted units. Integrated washing machine and dishwasher, range cooker and fridge freezer. Ample space for dining table and chairs. From the kitchen is a door leading to the enclosed rear garden. Contemporary family bathroom with three piece white suite, having electric shower over the bath and benefits from electric under floor heating.

On the upper level, the landing provides access to the attic via a hatch with folding loft ladder. There are 3 good sized bedrooms, 2 of which benefit from fitted wardrobes. There is also a shower-room located on the upper level with two piece white suite and walk-in shower cubicle with mixer shower.

Ample storage throughout. Benefits include double glazing, gas central heating and driveway.

Outside

To the front is a tarred driveway with the garden being laid in random paved slabs and chips and there is a grassed area and shrubs to the side. The rear courtyard garden is fully enclosed, laid in slabs. Ideal for alfresco style dining in the summer evenings. Garden Shed

Area

This property is situated in a sought after area, to the east of Dundee City. Local amenities including shops and mainline bus service are close to hand. Easy commuting access to all parts of the City and Dundee City Centre is only a short drive away. Schools at both Primary and Secondary levels are at hand with Craigiebarns at primary level and Greenfield Academy and St Paul's Academy at secondary level.



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Included In Sale

Integrated washing machine and dishwasher, range cooker, fridge/freezer, floor coverings, blinds where fitted. No light fittings are included in the sale.

Viewing

Contact Solicitors for an appointment to view on 01382 206000. Alternatively for evenings and weekends telephone 07450 982234.

Home Report

Contact Solicitors for a copy of the Home Report.



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Accommodation

Lounge	16'2" x 12'7"
Dining Kitchen	11'5" x 9'7"
Bedroom 1	12'6" x 12'4"
Bedroom 2	12'9" x 8'
Bedroom 3	10'2" x 7'10"
Bathroom	8'2" x 5'6"
Shower Room	5'3" x 4'11"



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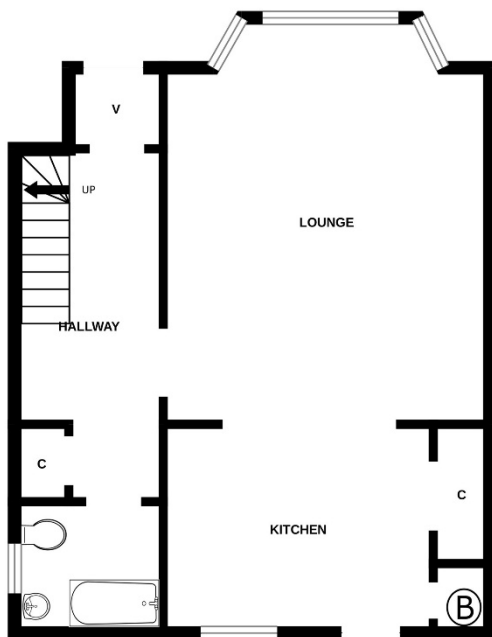
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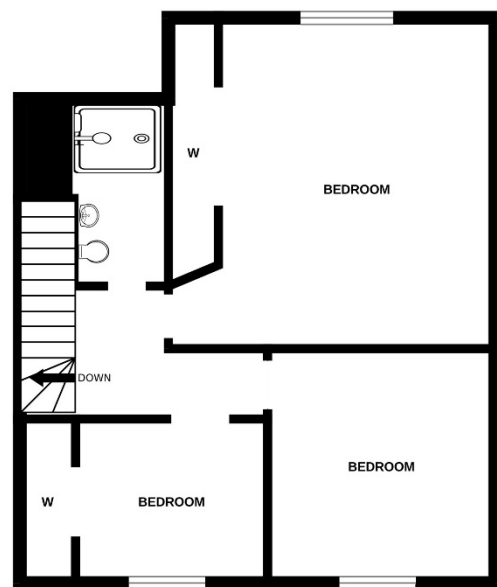
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GROUND FLOOR



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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