



ROSS STRACHAN & CO
Solicitors & Estate Agents



90 Braes of Gray Road, Dundee, DD2 5FQ

Offers over – £180,000
2 Bedroom Mid Floor Flat

“Bringing people and property together”

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The Property

This beautiful 2 bedroom apartment is located in the modern Dykes Of Gray development on Dundee's western edge. Situated mid-way between the Swallow Roundabout and Birkhill this attractive property benefits from a spacious open plan lounge/dining/kitchen, 2 double bedrooms, one with en-suite and a family bathroom. The property is elegantly decorated throughout, with a mixture of greys and whites featuring most prominently. The fully fitted kitchen includes gas hob, electric oven, microwave, dishwasher, fridge freezer and washer drier and is finished in a wonderful high gloss grey. There is a modern high efficiency gas central heating system fitted and double-glazed windows throughout, the lounge window additionally opening onto a juliette style balcony. Being a first floor property means that the apartment offers an open outlook to both the front and the rear of the home, with the rear views overlooking fields. These attractive apartments are complimented by ample on site parking, with a private space and visitors allocation, communal bike rack, secure entry door system and local shopping and ATM facilities. There is a public transport network and, due to the location, easy access to the A90 trunk road between Aberdeen and Edinburgh.

Accommodation

- Traditional Hall – with storage cupboard
- Lounge/Kitchen/Dining – 26'10" x 11'5" – dual aspect with open outlook
- Bedroom 1 – 12'5" x 10'3" – fitted wardrobes
- En-suite – 8'00 x 5'1" – double shower tray with mixer shower
- Bedroom 2 – 14'1" (widest) x 9'7" – recessed dresser area
- Bathroom – 7'11" x 6'11" – white 3 piece suite with mixer shower over bath

External

Communal stairway with security door entry system, allocated parking, visitor parking and secure internal bike rack – within the communal hallway

Factoring

Estimated annual cost is £652.50, if paying monthly this figure will be £55.00pcm.

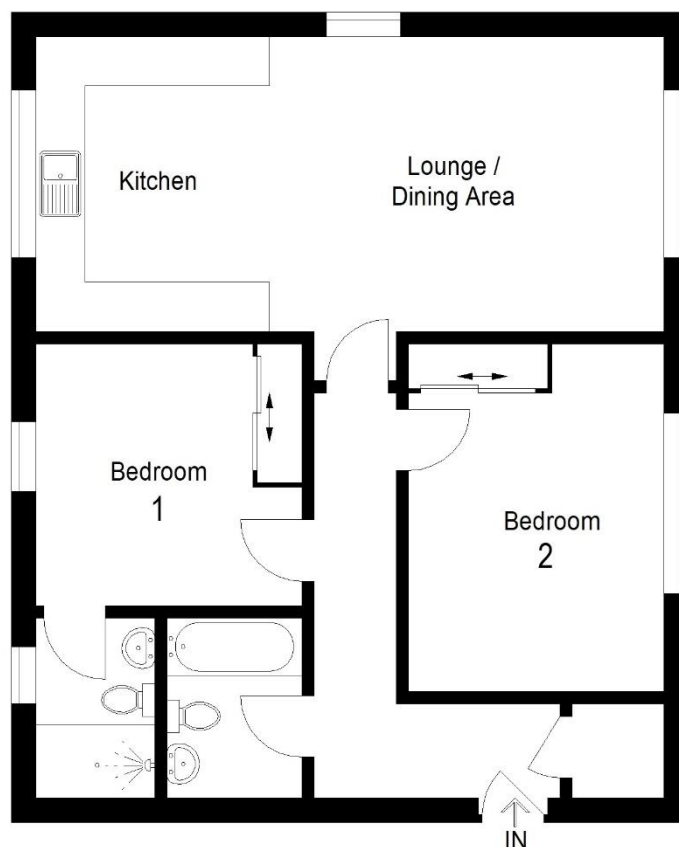


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HOME REPORT: is
available on
request or
through TSPC

VIEWING

Please contact:
Property
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EXTRAS
Certain extras
may be available
by separate
negotiations.