



**lindsays**

**11 Grayhills Lane**  
Dykes of Gray, Dundee, DD2 5FL

*“Immaculately presented four bedroom detached villa in a much sought after location.” “*

- Lounge
- Dining Kitchen
- Master Bedroom with En Suite
- 3 Further Bedrooms
- Family Bathroom
- Utility Room
- WC
- Double Glazing
- Gas Central Heating
- Integral Garage & Driveway
- Gardens

EPC Rating B

**OFFERS OVER £270,000**



## Description

Lindsays are delighted to offer to the market this immaculately presented detached villa located in a much sought after location. Dykes of Gray is situated within easy reach of the West End of Dundee which offers straightforward access to a number of amenities.

The property is in move in condition and comprises: bright and spacious lounge, dining kitchen with integrated appliances and patio door leading to the rear garden, utility room and WC. Upstairs the master bedroom has an ensuite shower room and built in wardrobes. There are three further bedroom and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally there is a small garden to the front and monoblock drive with room for two vehicles leading to the integral garage. The rear garden is fully enclosed and is laid mainly in lawn with patio area and decking.

This lovely family home can only be fully appreciated by viewing and this is highly recommended.

## Area

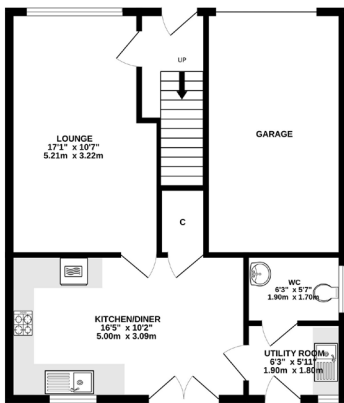
The charming village of Liff is located on the border of Dundee and Angus on a south facing slope two miles north of the River Tay. It is surrounded by farmland and offers lovely country walks while being just minutes from Dundee City and Ninewells Hospital. There is a village primary school and all main amenities can be found close by in Dundee. The A90 main arterial route to Perth, Edinburgh and Aberdeen is just five minutes drive.

## Viewing

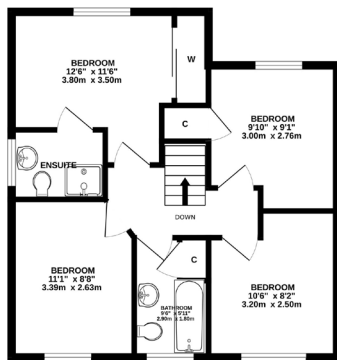
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.