



lindsays

17 Grayhills Lane,
Dykes of Gray, Dundee, DD2 5FL

"Beautifully presented four bedroom detached villa in a much sought after location."

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

EPC Rating C

OFFERS OVER £325,000



Description

This is an excellent opportunity to purchase this beautifully presented four bedroom detached villa in a much sought after location. Dykes of Gray is situated with easy reach of the West End of Dundee and offers straightforward access to a number of local amenities.

The property is in move in condition and comprises: hallway, bright and spacious lounge, dining kitchen with integrated appliances and lovely sunroom. There is also a useful utility room and WC. Upstairs the master bedroom has an ensuite shower room and walk in wardrobe. There are three further double bedrooms all with built in storage 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.

This property will appeal to a number of buyers and early viewing 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.

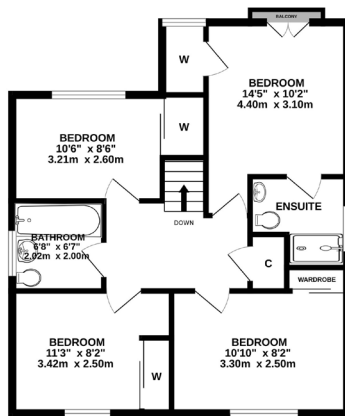
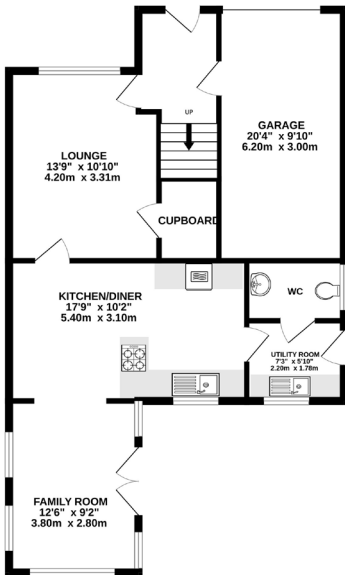
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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 fixtures, 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.