



lindsays

128 Braes of Gray Road,
Dykes of Gray, Dundee, DD2 5FQ.

"A tastefully presented two-bedroom top floor flat on the popular Dykes of Gray Development"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating

EPC Rating B

OFFERS OVER £185,000



Description

An excellent opportunity to purchase this two-bedroom top floor flat which is located on the very popular Dykes of Gray development. This lovely flat is in excellent condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings, curtains and blinds where fitted, along with the integrated kitchen appliances.

Entering the accommodation, you will immediately be drawn to the stylish open plan lounge/dining/kitchen featuring a floor length window to the front and practical breakfast bar. Both bedrooms are good sized doubles, one of which has an en-suite shower room, with both having built-in wardrobes, and the bathroom with shower over the bath.

Outside the property sits in well maintained garden grounds with allocated parking spaces to the rear.

This lovely home is in pristine condition and will appeal to a variety of buyers including as first home buyers and internal viewing is highly recommended to appreciate.

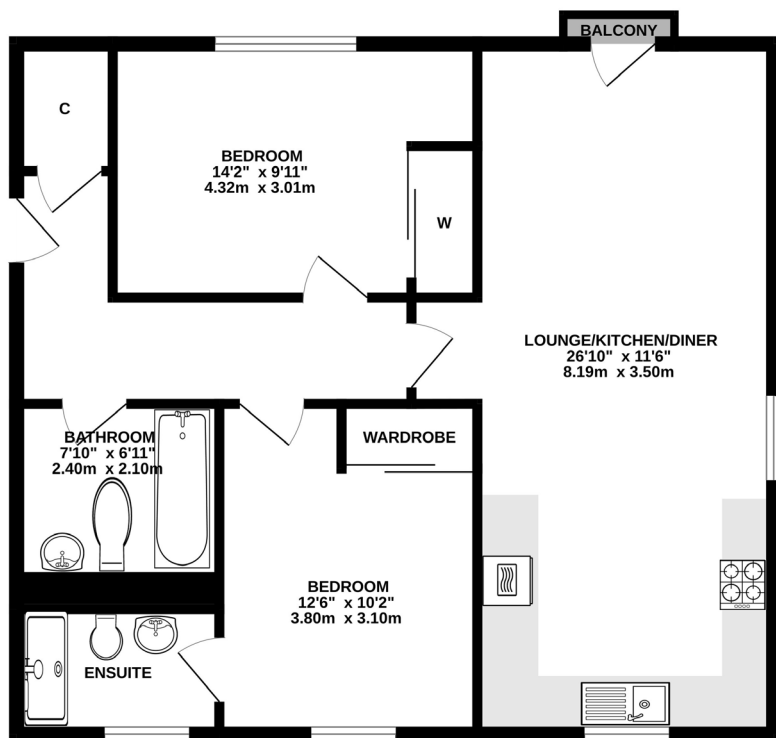
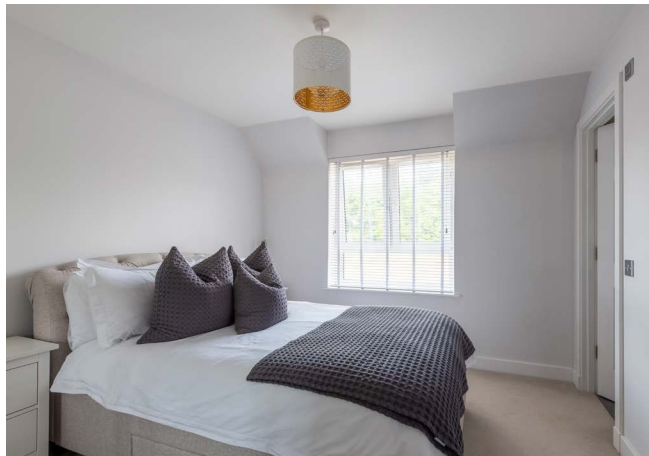
Please note the building is factored, at a cost of approximately £56 per calendar month, which covers the cost of the cleaning and maintenance of the communal areas and garden grounds.

Area

Dykes of Gray Development is a vibrant new Springfield Development on the Western Edge of Dundee City and in close proximity to Ninewells Hospital and the main A90 arterial route to Perth, Edinburgh & Glasgow. The popular development includes three play parks, a kick about pitch and a Spar Shop. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

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



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.