



lindsays

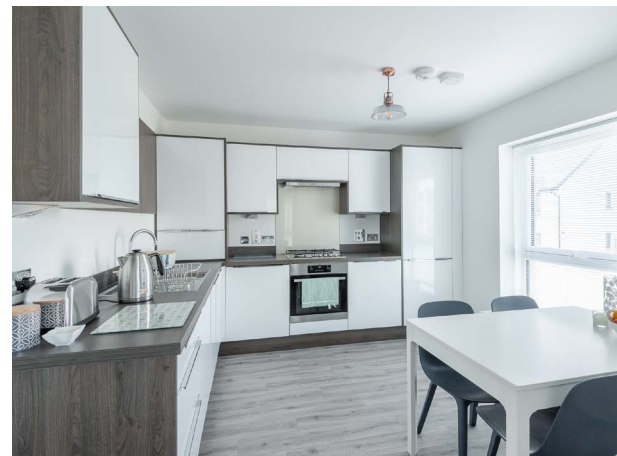
28 Braes of Gray Road
Dykes of Gray, Dundee, DD2 5FQ

"A two bedroom ground floor main door apartment in pristine condition throughout"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Garden Area
- Off Street Bay Parking

EPC Rating C

OFFERS OVER £170,000



Description

Located in the very popular Springfield Dykes of Gray Development on the western edge of Dundee this beautiful ground floor apartment will suit a variety of buyers both first time and those looking to downsize.

The property is in "show home" condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge freezer, washer dryer and dishwasher in the kitchen.

Entering the accommodation you will find a bright open plan lounge/dining/kitchen with contemporary white gloss units, stylish shower room with double cubicle and two double bedrooms both benefitting from fitted wardrobes. There is a generous storage cupboard in the hallway.

Externally there is a shared garden area laid with lawn and ample off street bay parking adjacent to the property.

An annual factor fee of approximately £220 is paid for the upkeep of the mutual grounds on the development.

This lovely home just minutes from Ninewells Hospital and the main dual carriageway can only be appreciated by viewing which is highly recommended.

Area

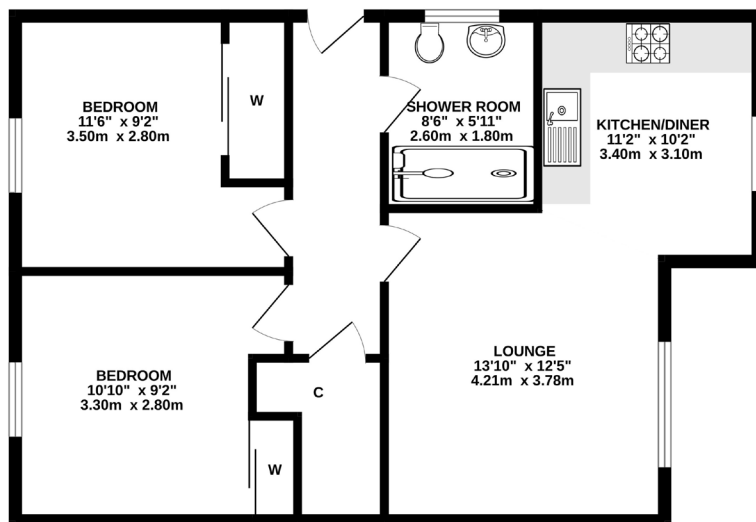
Dykes of Gray Development is a vibrant new Springfield Development on the Western Edge of Dundee City and in close proximity to Ninewells Hospital and the main A90 arterial route to Perth, Edinburgh & Glasgow. The popular development includes three play parks, a kick about pitch and a Spar Shop. Dundee 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



GROUND 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.
Made with Measure 2/2014

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.