



lindsays

28 Grayhaugh Wynd
Dykes of Gray Dundee DD2 5GP

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

- Hallway
- Lounge
- Dining Kitchen
- Principal Bedroom with En Suite
- 2 Further Double Bedrooms
- Family Bathroom
- WC
- Driveway
- Gardens

EPC Rating C

OFFERS OVER £255,000



Description

Lindsays are delighted to offer to the market this beautifully presented three bedroom semi 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 on the ground floor: hallway with built in storage, bright and spacious lounge, dining kitchen with integrated appliances and patio doors leading to the rear garden and WC. Upstairs the Principal bedroom has built in wardrobes and an ensuite shower room. There are two further good sized double bedrooms one of which has a built in wardrobe while the other is utilised as a dressing room. The family bathroom has a shower over the bath, 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. The rear garden is fully enclosed and is laid mainly in lawn with patio area. There is an external tap and electric plug socket.

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

Area

Dykes of Gray Development is a vibrant new housing 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.

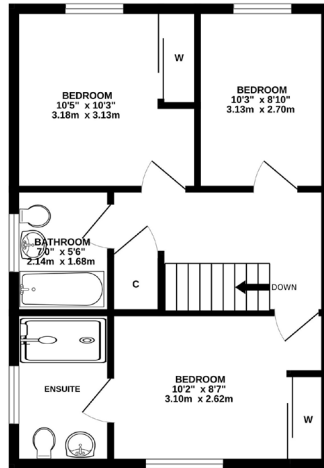
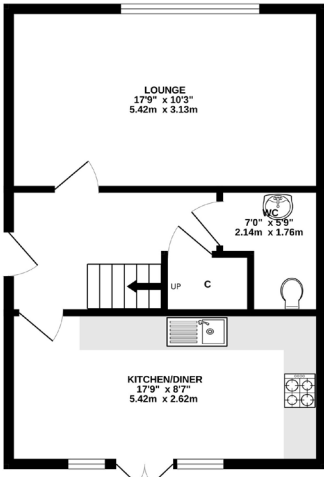
Viewing

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



GROUND FLOOR

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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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.