



**lindsays**

**17 Grayburn Gardens**  
Dundee, DD2 5FF

*"An impressive "Balerno" style 4 bedroomed detached villa with Sunroom"*

- Hallway
- Lounge
- Open Plan Kitchen/Dining/Sunroom
- Cloakroom/WC
- Primary Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage with Utility at rear
- Gardens

EPC Rating B

**OFFERS OVER £350,000**



## Description

Lindsays are delighted to offer to the market this beautifully presented four bedroom detached "Balerno" style villa which is located on the very desirable Springfield Dykes of Gray estate. This lovely home is in move in 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, microwave, fridge/freezer and wine cooler in the kitchen.

On entering the property on the ground floor you will find a comfortable lounge, stylish open plan kitchen/dining/sun room with French doors leading to the rear garden. This really is the heart of the home and ideal for modern family living. There is a spacious Cloakroom/WC and the garage has been converted into a gym which houses a utility area at the rear.

Moving to the upper floor the delightful primary bedroom features a dressing area boasting two fitted double wardrobes with mirror doors and a contemporary en suite shower room. There are three further double bedrooms all with fitted wardrobes and the family bathroom with shower over the bath.

Externally at the front of the home lies off street parking for two vehicles and a single garage which has been used as a gym. The main garden lies at the rear and being south/west facing benefits from sun throughout the day and is ideal for summer family dining. There is a generous paved patio and the remainder is laid with lawn. Factor Fees are payable for maintenance of the mutual areas of around £17 a month to Taylor and Martin.

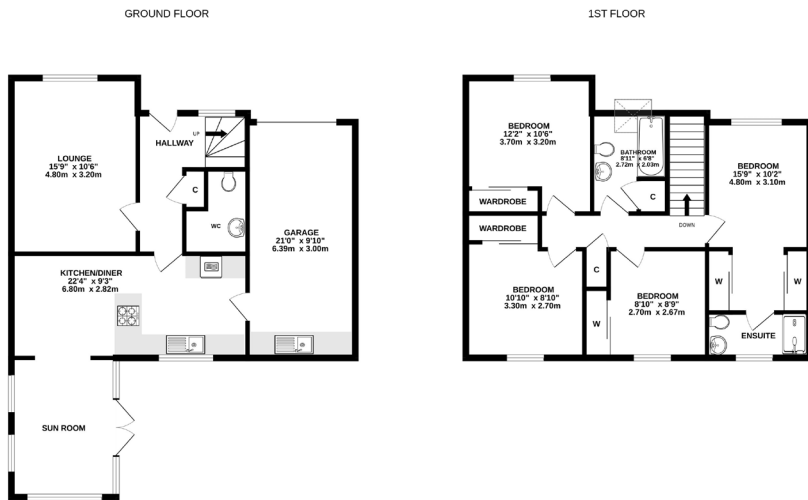
This is a great family sized home in close proximity to Ninewells Hospital and the main dual carriageway and we highly recommend viewing.

## 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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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.