



lindsays

3 Strathgray Road
Dundee, DD2 5GQ

"Lovely three bedroom, semi-detached villa in a much sought after location"

- Hallway
- Kitchen/Dining
- Sunroom
- Lounge
- 3 Bedrooms
- Bathroom
- Ensuite
- Gardens
- Off Street Parking

EPC Rating B

FIXED PRICE £265,000



Description

This is an excellent opportunity to purchase this lovely 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 accommodation comprises on the ground floor: Hallway, spacious kitchen with integrated appliances along with ample cupboard, counter and dining space and leads to the lovely sunroom. Bright lounge and a WC. Upstairs the principle bedroom has built in wardrobes and ensuite shower room. There are two further bedrooms both with built in wardrobes and family bathroom with shower over the bat and chrome towel rail. 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. It should be noted that there is a factor fee payable to ensure the communal areas are maintained to a high standard.

Early viewing is highly recommended.

Area

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.

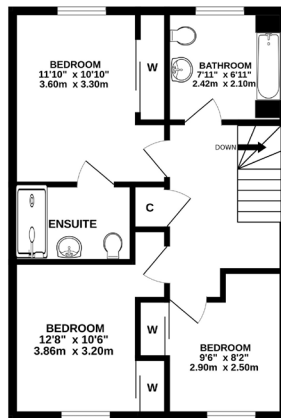
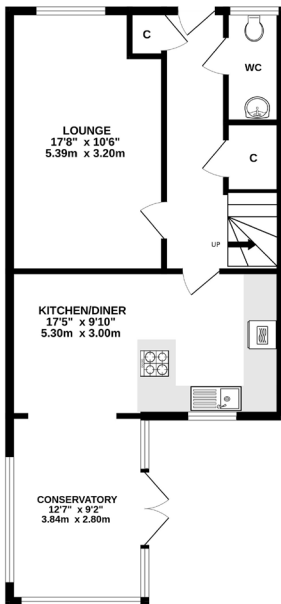
Viewing

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 floorplans contained herein, 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 is to be given. Made with Metreage 0.0021

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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.