



lindsays

26 Braes of Gray Road
Dundee, DD2 5FQ

"A stylish semi-detached villa located in the very popular Dykes of Gray Development"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Cloakroom/WC/Utility
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Private Gardens
- Driveway

EPC Rating B

OFFERS OVER £225,000



Description

Ideally located in the prestigious Dykes of Gray Development on the western edge of Dundee this contemporary semi-detached two bedroom villa will suit a wide variety of buyers including those looking for their first home. This lovely home is in move in condition with practical benefits including 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 dishwasher in the kitchen and TV in the lounge and bedroom.

The accommodation on the ground floor comprises a trendy open plan lounge/dining/kitchen featuring French doors leading to the rear garden. There is a useful cloakroom/WC which also features a utility cupboard. Moving to the upper floor you will find the delightful primary bedroom featuring fitted wardrobes, a second double bedroom and the family bathroom with shower over the bath.

Externally the villa has a mono-bloc driveway with room for two vehicles. The main garden lies at the rear and features a raised decking area which benefits from sun throughout the day. The garden is laid mainly with lawn and the shed will also be included in the sale. Factor fees apply for the mutual areas and the current factor is Taylor & Martin with a monthly payment of around £23.

This lovely home located just minutes from Ninewells Hospital 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.

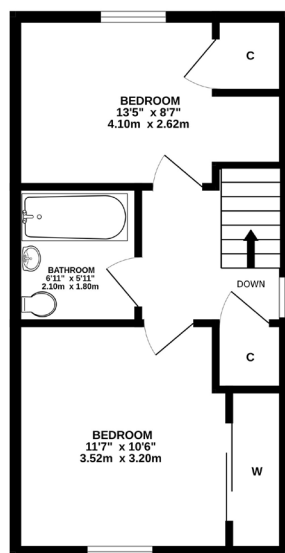
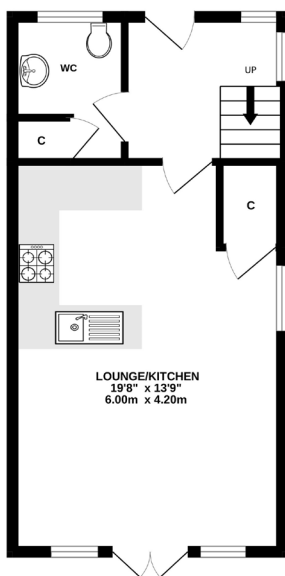
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or reliability 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.