



lindsays

79 Nethergray Road
Dundee, DD2 5GT

"A tastefully presented three bedroom semi-detached villa in close proximity to Ninewells Hospital"

- Hallway
- Lounge
- Kitchen Diner
- 3 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Driveway

EPC Rating B

OFFERS OVER £255,000



Description

We are delighted to offer to the market this three bedroom semi-detached "Fortrose" style villa which is located on the prestigious Dykes of Gray estate on the western edge of Dundee. This lovely home is in pristine condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets and floorcoverings along with the integrated oven, hob, microwave and dishwasher.

On entering the accommodation on the ground floor you will find a bright and comfortable lounge, stylish kitchen/diner with French doors to the rear garden and a practical cloakroom/WC. On the upper floor the primary bedroom boasts fitted wardrobes and an en suite shower room. There are two further bedrooms and the family bathroom with shower over the bath.

Externally at the front of the villa lies the driveway providing off street parking. The main garden is west facing with an open outlook.

Factor fees apply of around £25 per quarter payable to Taylor & Martin.

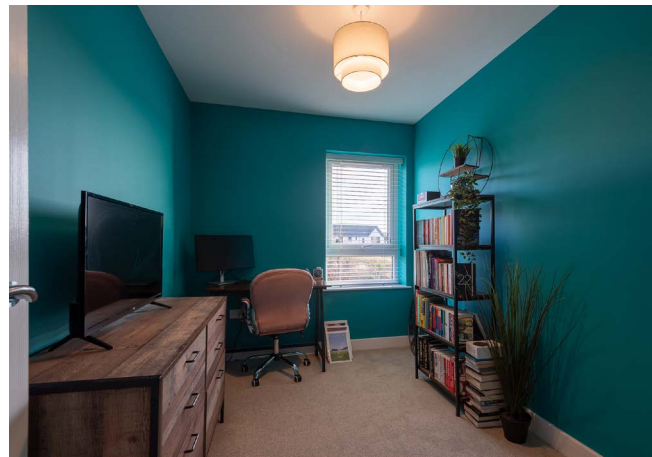
This lovely home, ideally located will suit a variety of buyers and viewing is highly recommended.

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.

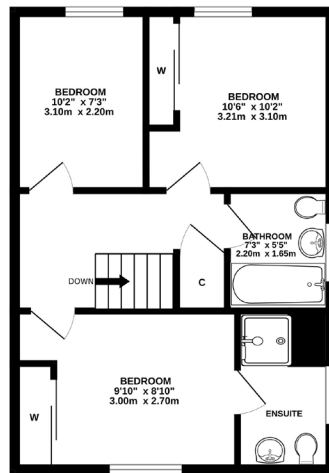
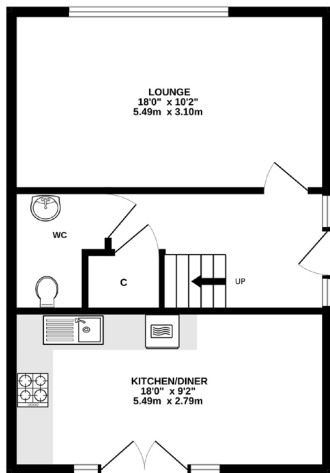
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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 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.