



lindsays

23 Braes of Gray Road
Dundee, DD2 5FA

"A beautifully presented two bedroom end terraced villa on the popular Dykes of Gray Estate"

- Hallway
- Lounge
- Kitchen
- Cloakroom/WC
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

EPC Rating B

OFFERS OVER £225,000



Description

Ideally located on the popular Springfield Dykes of Gray estate on the western edge of Dundee this lovely end terraced villa will be an excellent home for a first time buyer. In pristine condition throughout 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, dishwasher and washing machine in the kitchen.

The accommodation on the ground floor comprises a stylish lounge with French doors leading to the rear garden, contemporary kitchen with ample floor and wall units and all integral appliances and cloakroom/WC. Moving to the upper floor you will find two double bedrooms both benefitting from fitted storage and the family bathroom with shower over bath.

Externally at the front of the villa lies a private driveway. The main garden lies at the rear and being south/west facing benefits from sun throughout most of the day. It is laid mainly with lawn and the garden shed is also included in the sale. Factor fees are payable to Taylor & Martin for around £50 per quarter.

This impressive home is just minutes from Ninewells Hospital and all local amenities 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.

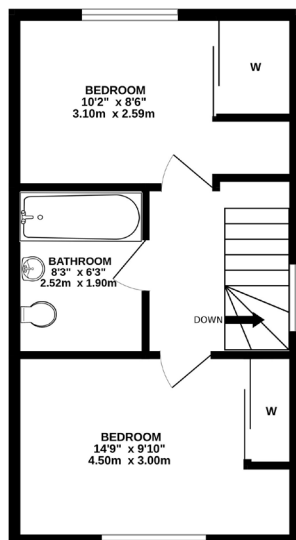
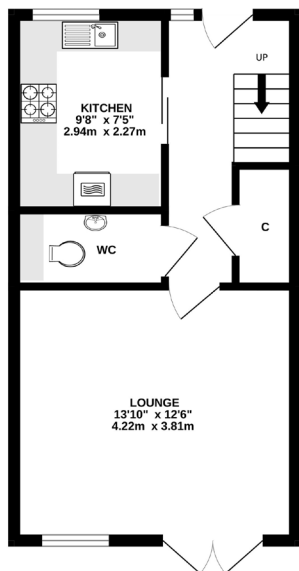
Viewing

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 here, measurements of doors, windows, stairs 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. Made with Metropack ©2025

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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.