



lindsays

57 Nethergray Road
Dundee, DD2 5GT

"A tastefully extended semi-detached villa on the very popular Dykes of Gray estate"

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Utility Room
- Cloakroom/WC
- 4 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Floored Attic Room
- Double Glazing
- Gas Central Heating
- Gardens & Driveway

EPC Rating B

OFFERS OVER £290,000



Description

Lindsays are delighted to bring to the market this impressive extended semi-detached villa which is located on the very popular Springfield Dykes of Gray estate on the western edge of Dundee. This beautiful home has been tastefully extended on the ground floor and the loft has also been floored and fitted out to provide versatile accommodation over two levels. 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, washing machine and dishwasher in the kitchen.

On entering the home you will be blown away by the stunning open plan kitchen/dining/living room which boasts a vaulted ceiling, living flame fire and bi-fold doors leading to the rear garden. A practical utility room leads from the kitchen and there is a generous cloakroom/WC which could be converted to a shower room depending on a buyers needs. The former lounge is now a comfortable double bedroom. Moving to the upper floor you will find the primary bedroom with en suite shower room, a further double bedroom and bedroom four which is used as a dressing room. The attic has been fully floored and is accessed by a ladder and could be used as a further bedroom with power and light.

Externally there is off street parking for two vehicles. The main garden lies at the rear and being west facing benefits from sun throughout the afternoon and evening. It is laid with a patio and lawn.

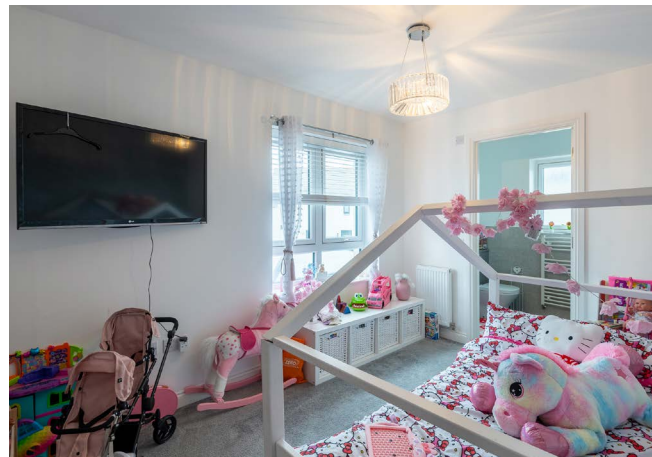
This fabulous home and excellent location can only be appreciated with viewing which is highly recommended.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.