



lindsays

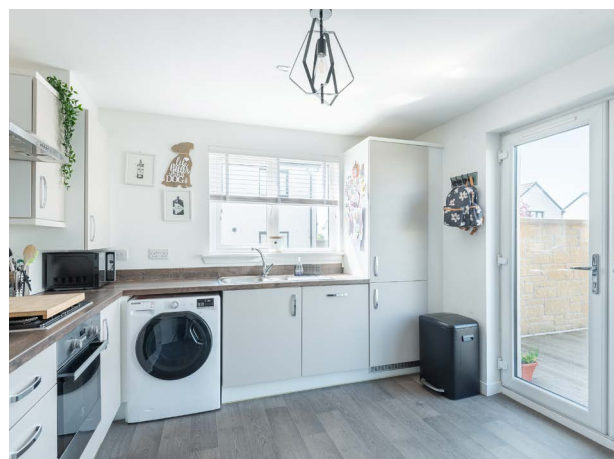
11 Braes of Gray Road,
Dykes of Gray, Dundee, DD2 5FT

"Beautifully presented four bedroom detached family home in a much sought after location".

- Hallway
- Breakfasting Kitchen
- Lounge
- Dining Room/Bedroom 5
- Principal Bedroom with En Suite
- 3 Further Bedrooms
- Bathroom
- WC
- Driveway
- Gardens

EPC Rating B

OFFERS OVER £270,000



Description

Lindsays are delighted to offer to the market this beautifully presented four bedroom detached villa in a much sought after location. Dykes of Gray is situated within easy reach of the West End of Dundee which offers straightforward access to a number of amenities.

The accommodation comprises: hallway, lovely lounge with dual aspect, dining room/ bedroom 5, breakfasting kitchen and WC. Upstairs there is the principal bedroom has an ensuite shower room, three further bedrooms and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally there is a drive to the side of the property offering parking for two vehicles. The garden is fully enclosed laid mainly in lawn with a raised area of decking.

This property will appeal to a number of buyers and early 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.

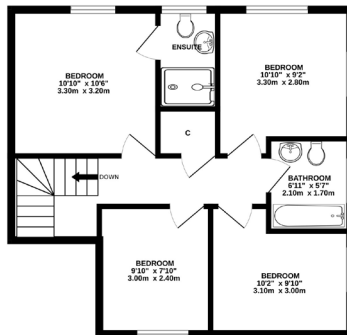
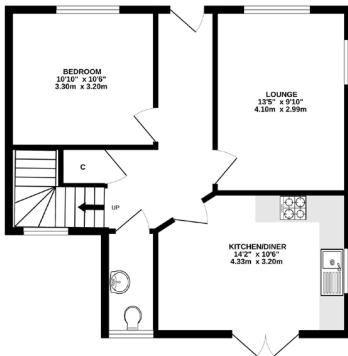
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



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.