



lindsays

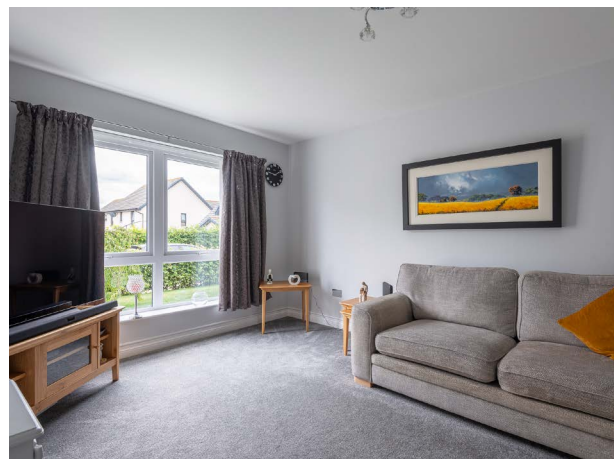
**2 Strathgray Road
Dykes of Gray Dundee DD2 5GQ**

"Immaculately presented four bedroom, detached villa in a highly popular location"

- Hallway
- Lounge
- Dining Room
- Sunroom
- Breakfasting Kitchen
- Principal Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Utility Room & WC
- Off Street Parking
- Gardens

EPC Rating B

OFFERS OVER £370,000



Description

Lindsays are delighted to offer to the market this immaculately presented four bedroom, detached villa in a highly popular location. Strathgray Road is situated in the popular Springfield Development on the Western Edge of Dundee.

The property is offered to the market in move in condition and offers versatile accommodation spread over two floors. There is a reception hallway, bright and spacious lounge and dining room. The breakfasting kitchen has a number of integrated appliances and leads to the lovely sunroom. There is also a useful utility room and WC. Upstairs the principal bedroom has a built in wardrobe and ensuite shower room. There are three further good sized double bedrooms all with built in wardrobes and family bathroom with shower over the bath. Benefits include double glazing, gas central heating and attic space.

Externally there is a garden to the front and monoblock drive. The rear garden is fully enclosed and is a combination of lawn, patio areas and a raised area of decking.

This is a beautiful family home and can only be fully 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.

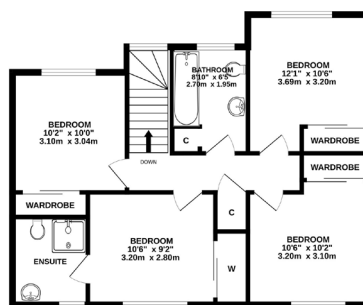
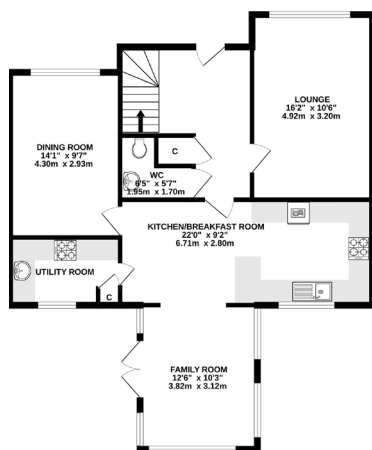
Viewing

By appointment through Lindsays on 01382 802050 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.