



A stylish three bedroom link-detached villa on the popular Dykes of Gray Estate

3 Bed 2 Bath 1 Reception

Lindsays are delighted to welcome to the market this superb link-detached contemporary villa which is located on the ever popular “Springfield Dykes of Gray” estate which is located within a few minutes of Ninewells Hospital on the western edge of Dundee. This lovely home is in immaculate condition throughout and practical benefits include double glazing and an air source heat pump. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated appliances in the kitchen which include an oven, hob, dishwasher, fridge, freezer, washing machine and microwave.

Entering on the ground floor you will find a bright and welcoming open plan lounge/ dining/kitchen featuring a media wall, ample floor and wall units, useful breakfast island with extra storage and doors leading to the rear garden. Bedroom three is located downstairs along with a generous cloakroom/wc. Moving to the upper floor the principal bedroom boasts an en suite shower room and double fitted wardrobes. The second bedroom is flooded with natural light from dual aspect windows and also benefits from fitted wardrobes. The family bathroom with shower over the bath completes the accommodation.

Externally at the front of the property lies a driveway providing off street parking for two vehicles. The main garden lies at the rear and is laid mainly with lawn a paved patio and rear decking which are ideal for summer family relaxing.

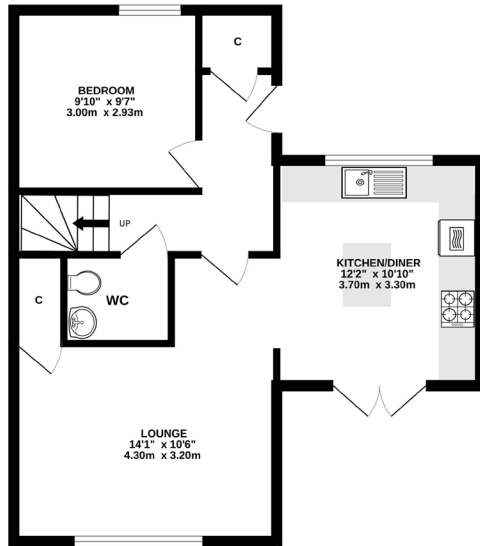
This impressive home can only be fully appreciated by viewing which is highly recommended.

Features

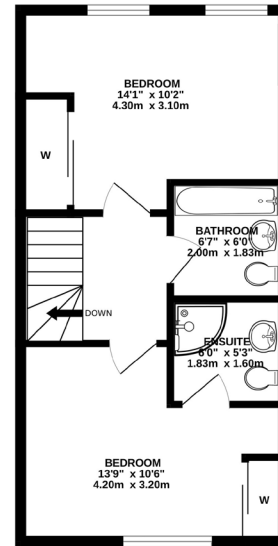
- Hallway
- Open Plan Lounge/Dining/ Kitchen
- Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Air Source Heat Pump
- Driveway & Gardens
- EPC Rating C

Offers Over £255,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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Prospective purchasers are requested to note formal interest with Lindsay's 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.