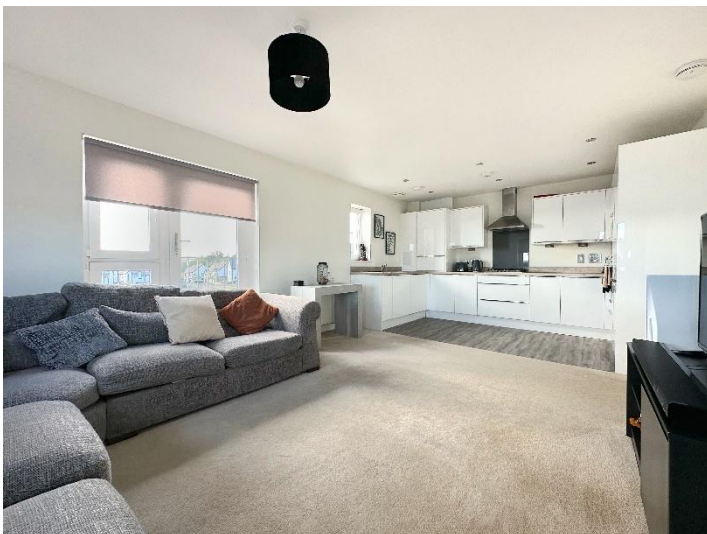




**38 BRAES OF GRAY ROAD, DYKES OF GRAY, DUNDEE, DD2 5FQ
OFFERS OVER £195,000**



HOME REPORT VALUATION £195,000

EPC RATING B



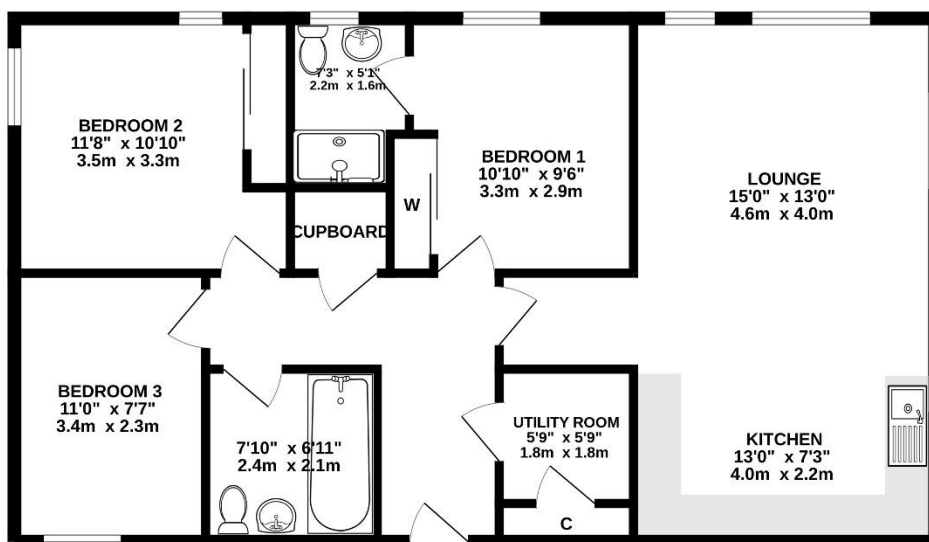
This beautifully presented top floor three bed apartment is in excellent condition perfect for those looking to move in immediately. The property forms part of the new build development by Springfield Properties at Dykes of Gray situated on the western edge of Dundee and is excellently located for commuting links via the A90, Perth, Edinburgh and Glasgow. This is a popular new build development which includes playparks, kick-about pitch and Spar convenience store. The construction of the property was completed in 2020 and benefits from NHBC warranty.

The property opens to the entrance hallway which is laid with carpet flooring and provides access to all rooms within the property. To the front of the property is the open plan kitchen and living room which enjoys the views across the development from the south and western facing windows. The lounge benefits from two Juliet balconies creating a bright and spacious living area. The modern kitchen is fitted with white gloss wall and base units with a pullout larder being an excellent addition. The integrated appliances include oven, microwave, gas hob, fridge freezer, dishwasher and extractor hood. The property also benefits from a utility room which is fitted with base units and offers space for further white goods.

The main bedroom is south facing and includes a large wardrobe with mirror sliding doors. The ensuite is fitted with a shower cubicle and a vanity unit with wash hand basin and WC. The room is laid with linoleum flooring and partially tiled walls. In addition there is a heated towel rail and large wall mounted mirror. The two further bedrooms are both well sized with bedroom two also benefiting from a fitted wardrobe. The modern 3 piece bathroom is of a sleek design with a vanity unit perfect for additional storage. There is also a shower over the bath, a heated towel rail and large mirror.

The property does benefit from access to private parking allocated to the properties within this area.

GROUND 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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