



## 9 Auchtergray Crescent, Dykes of Gray, Dundee, DD2 5FY

Tastefully Presented & Spacious, Three-Bedroom, Detached Home with Gardens & Driveway

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# Property Description

Tastefully presented and spacious, three-bedroom, detached family home with gardens and a driveway. Located in a modern, factored, desirable residential development on the outskirts of Dundee, west of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, sun room, three flexible bedrooms, an en-suite shower room, a family bathroom and ground-floor WC.

Highlights include a stylish kitchen with a full range of integrated appliances, modern bathroom suites, and generous room sizes. In addition, there is an impressive semi-open ground-floor living space, gas central heating, double glazing, and good storage including a loft.

Externally, the property benefits from a lawn and monoblock driveway to the front; whilst the rear garden includes a lawn, a paved patio and a store shed.

The development also offers additional unrestricted on-street parking, visitor spaces, and well-maintained communal grounds.

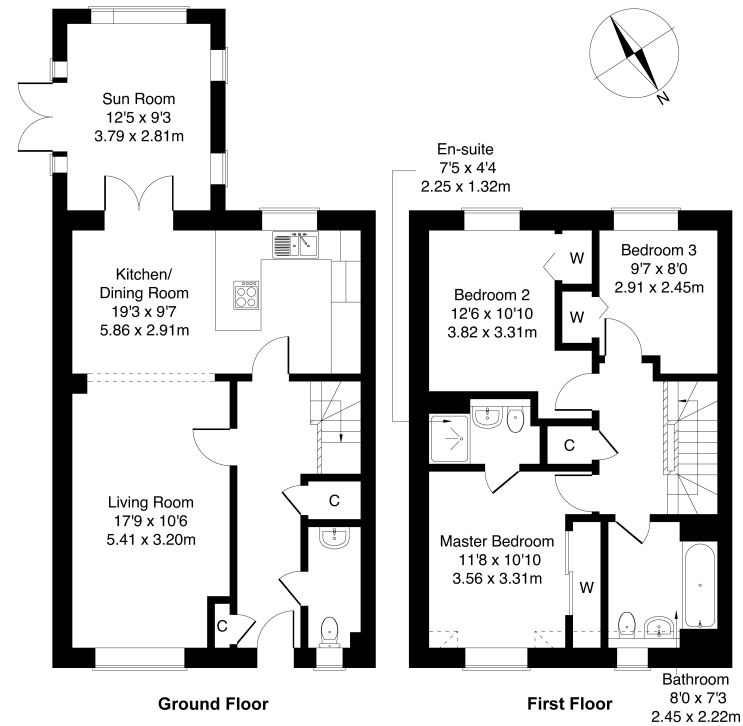
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the majority of the ground floor, including a modern WC, and two convenient storage cupboards. With a front-facing window, the living room offers a generous room, with carpeted flooring, a central light fitting and a wall-mount TV point, whilst opening into an impressive semi-open dining/kitchen and sun room, to the rear. Also, accessed from the hall, the kitchen is fitted with modern units, stone effect worktops, a sink with a drainer and a breakfast bar; with a range of integrated appliances including a gas hob with an extractor hood above, an eye-level oven and microwave, a fridge/freezer, a washing machine, and a dishwasher. Completing the ground floor, set off the dining area, the sun room provides a further lounge area with patio doors leading to the southerly-facing rear garden.

On the upper floor, set to the front, the master bedroom has carpeted flooring, a built-in wardrobe with mirrored sliding doors, and a stylish en-suite shower room; whilst two further bedrooms are set to the rear, both with carpeted flooring and built-in wardrobes. Completing the accommodation, the family bathroom is fitted with another stylish suite including a shower over the bath and tiled splash walls.

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**9 Auchtergray Crescent, Dundee DD2 5FY**

Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. Dundee

has re-invented itself as a global leader in the technologies industry and as a recognised hub for computer game development. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south. Set within a modern development, in Springfield Dykes of Gray, on the outskirts of the city, the property is within easy access to local amenities and an abundance of green spaces.





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