

124 Braes of Gray Road

DUNDEE, DD2 5FQ



*A STUNNING FIRST-FLOOR FLAT SITUATED
WITHIN A PRESTIGIOUS NEW DEVELOPMENT*



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McEwan Fraser Legal is delighted to offer to the market this first-floor flat of recent construction that includes some remaining years of N.H.B.C warranty. This is a handsome building on the outside with strong, contemporary, internal features making this home a “must-view” property. Beautiful extras have been added to create a comfortable home, of merit to the current owner.

The open-plan living space has been created and includes the kitchen, lounge and dining areas delivering a spacious feel, bright, and airy. The kitchen offers both floor and wall units in a modern country style. Modern flooring adds to the contemporary style with plenty of space for sofas and a dining table. Two double bedrooms are bright and spacious and one bedroom has an en-suite shower room, both bedrooms have built-in wardrobes for added convenience. The main bathroom offers contemporary fittings and vanity storage with a shower over the bath, protected with a glazed screen. There is a large store cupboard in the hallway, this completes the property internally.

Externally there is an allocated parking space in the residents’ car park with ample spaces for visitors and a communal bike store. A local shop is on hand for all day-to-day requirements. Beautifully presented and maintained, this home is in true walk-in condition.







Bedroom 1



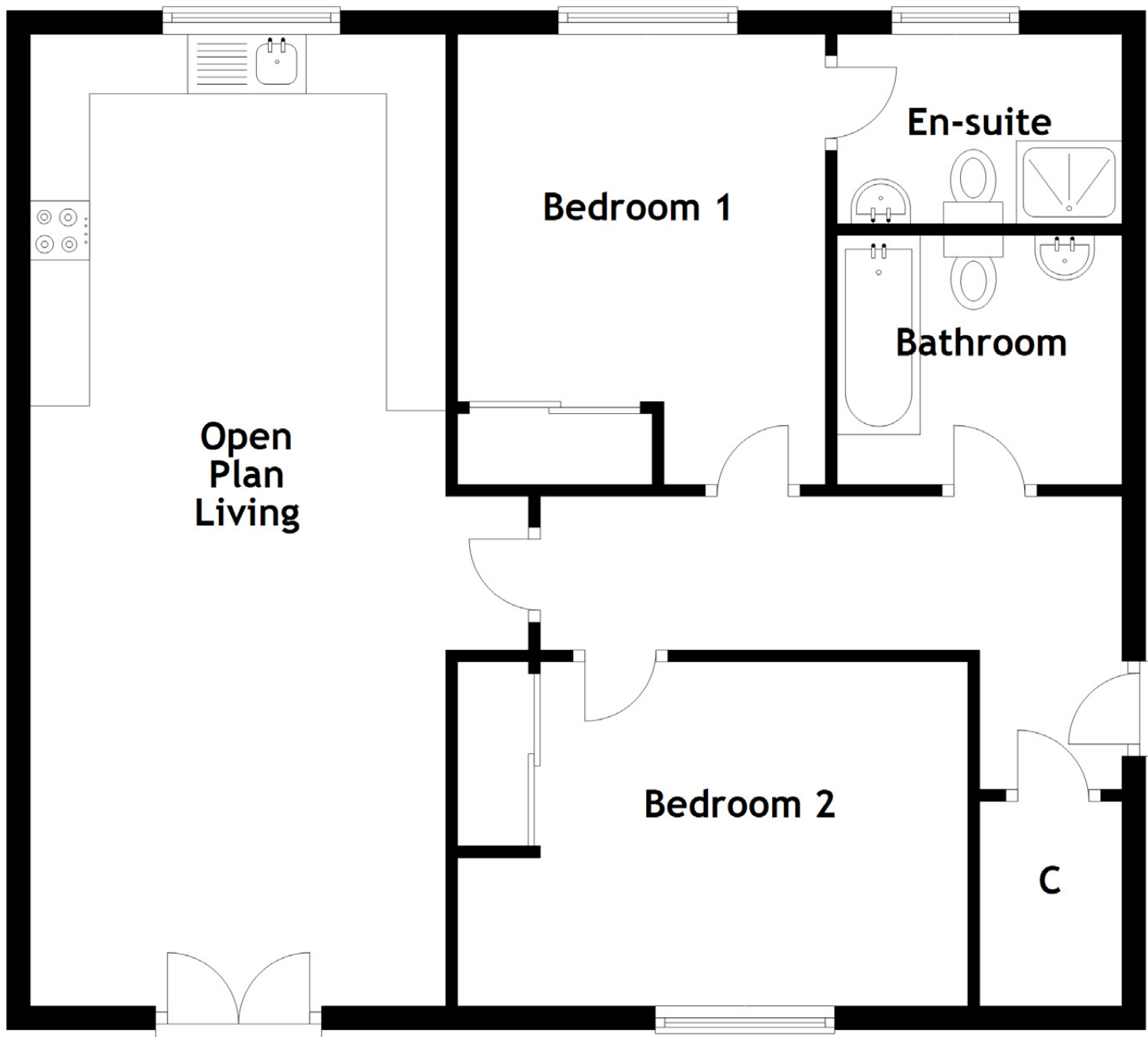




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.20m (26'11") x 3.50m (11'6")
Bedroom 1	3.80m (12'5") x 3.10m (10'2")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bathroom	2.40m (7'11") x 2.10m (6'11")
En-suite	2.40m (7'11") x 1.60m (5'3")

Gross internal floor area (m²): 76m²

EPC Rating: B



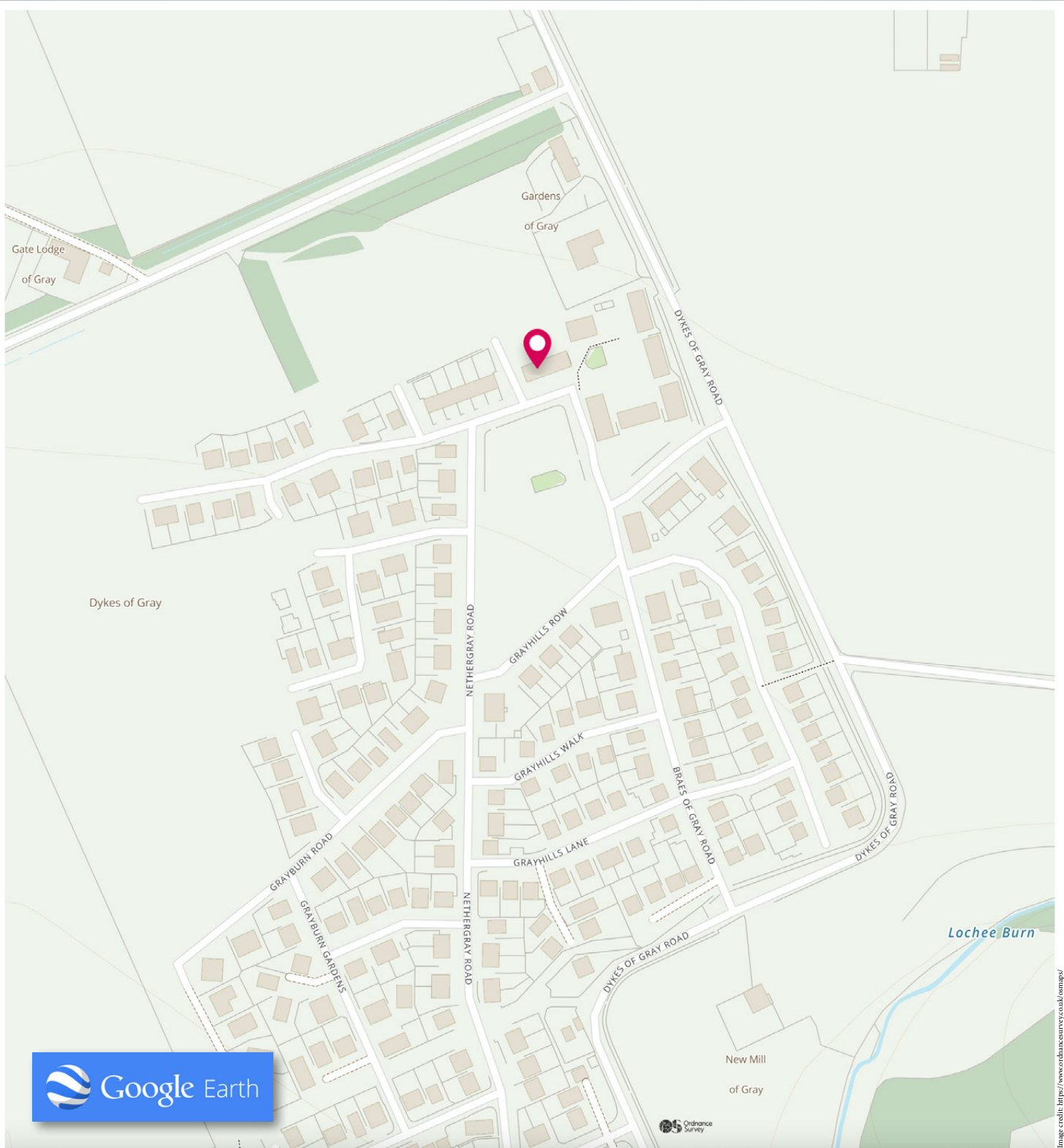


A stunning apartment situated within the prestigious new development in the sought-after village of Liff. The property is located within range of all local amenities including shops, schools, Ninewells Hospital, Technology Park, main bus routes in Dundee City Centre and easy access to the Dundee & Perth A90. Countryside on your doorstep and the City within striking distance! "The Best of both worlds."

The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. Dundee, The city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly-rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some very good schools and a leading further education college.

The Location





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