



EXECUTIVE 4-BEDROOM DETACHED VILLA IN DYKES OF GRAY



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McEwan Fraser Legal is delighted to present this exceptional family home in Dykes of Gray, an executive detached villa featuring four bedrooms, two en-suites, and premium family living space. This high-specification modern home is situated within the sought-after Dykes of Gray development.

Homes at this level are judged on space, layout, build quality, and long-term practicality, and this property delivers across all four. Located within the prestigious Dykes of Gray development in Dundee, this detached villa, constructed by Springfield Homes, offers a well-balanced executive family home extending to approximately 189 square metres. Designed for modern living and presented to a high standard throughout, the property conveys a strong sense of quality and proportion from the outset.

THE PROPERTY

A welcoming vestibule leads into a central hallway, setting the tone for a home that is both practical and refined. The layout is clearly designed with family living in mind, offering defined spaces that connect naturally while maintaining flexibility. The lounge is generously proportioned, providing a comfortable and versatile space for everyday use. A separate dining room offers a more formal setting for entertaining, while the kitchen diner forms the central hub of the home. This space is well configured with modern fittings and ample room for dining, supporting both daily family life and social occasions.





THE PROPERTY

A sun room extends the living space further, creating a bright and relaxed area that connects to the garden, enhancing the overall flow of the home. The utility room provides practical separation for household tasks and gives internal access to the integral garage, while a ground-floor cloakroom with WC adds convenience.

The arrangement of the lounge, dining room, kitchen diner, and sun room creates a natural progression through the home, allowing for both open-plan living and defined spaces when required. This flexibility is a key driver of buyer interest at this level.



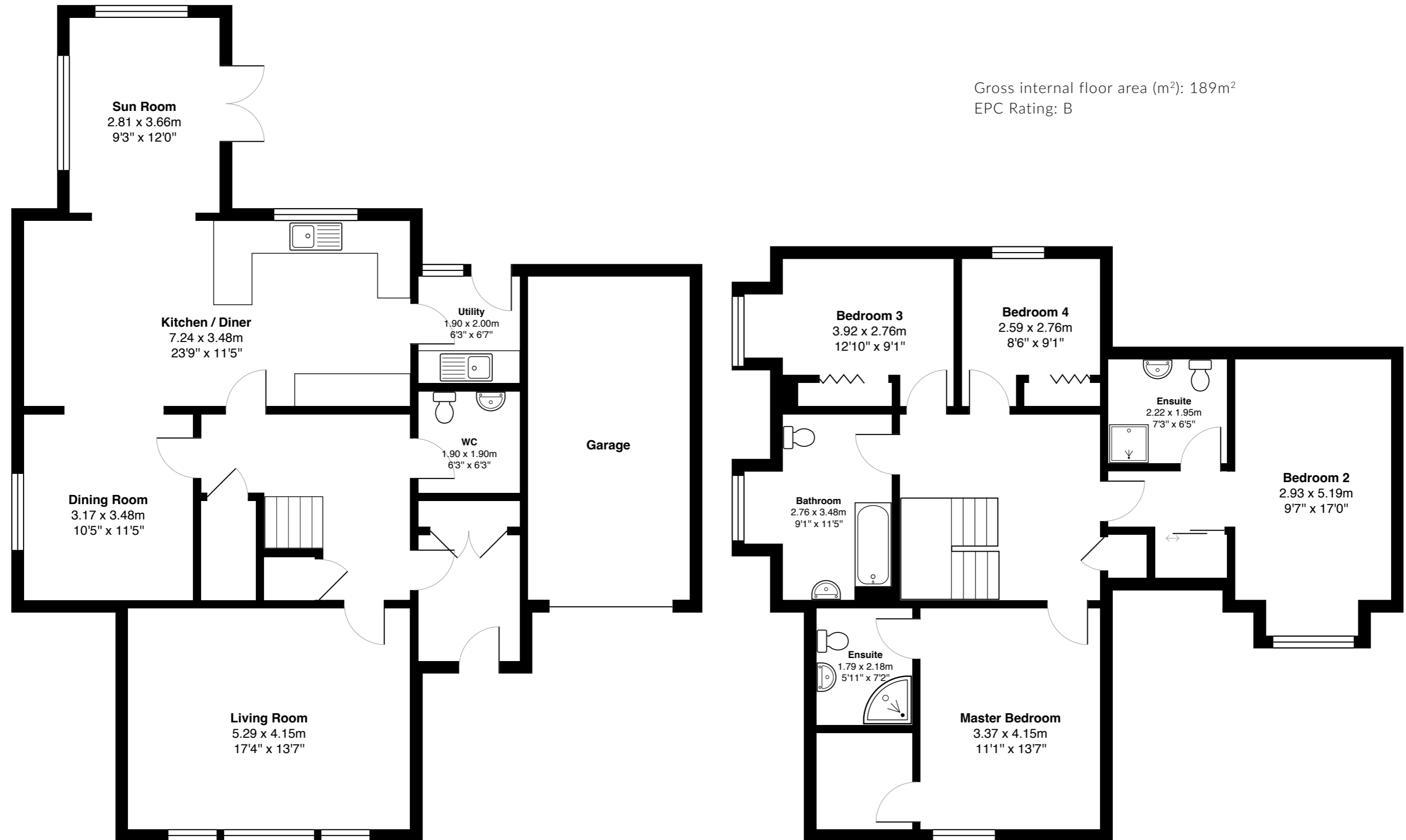
THE PROPERTY

The first floor offers four well-proportioned bedrooms, all designed to meet modern family expectations. The principal bedroom benefits from both an en suite shower room and a walk-in wardrobe, delivering a level of comfort and practicality expected in homes of this calibre. A guest bedroom also features its own en suite, providing flexibility for visitors or older children. Two further bedrooms are served by a family bathroom, completing a well-balanced and functional upper level.











THE EXTERIOR

Externally, the property benefits from a monoblock driveway providing off-street parking and leading to a single integral garage with an up-and-over door and internal access. The front and rear gardens are predominantly laid to lawn with paved areas, offering a manageable and usable outdoor space suitable for families. An electric vehicle charger is installed at the front of the property, reflecting modern requirements and adding further practicality.

Constructed in 2018 by Springfield Homes, the property benefits from the balance of an NHBC warranty, providing reassurance for buyers and supporting long-term confidence in the build. With approximately 189 square metres of accommodation, multiple reception areas, two en-suites, and a modern build specification, this property offers a compelling and competitive package within a highly desirable development.

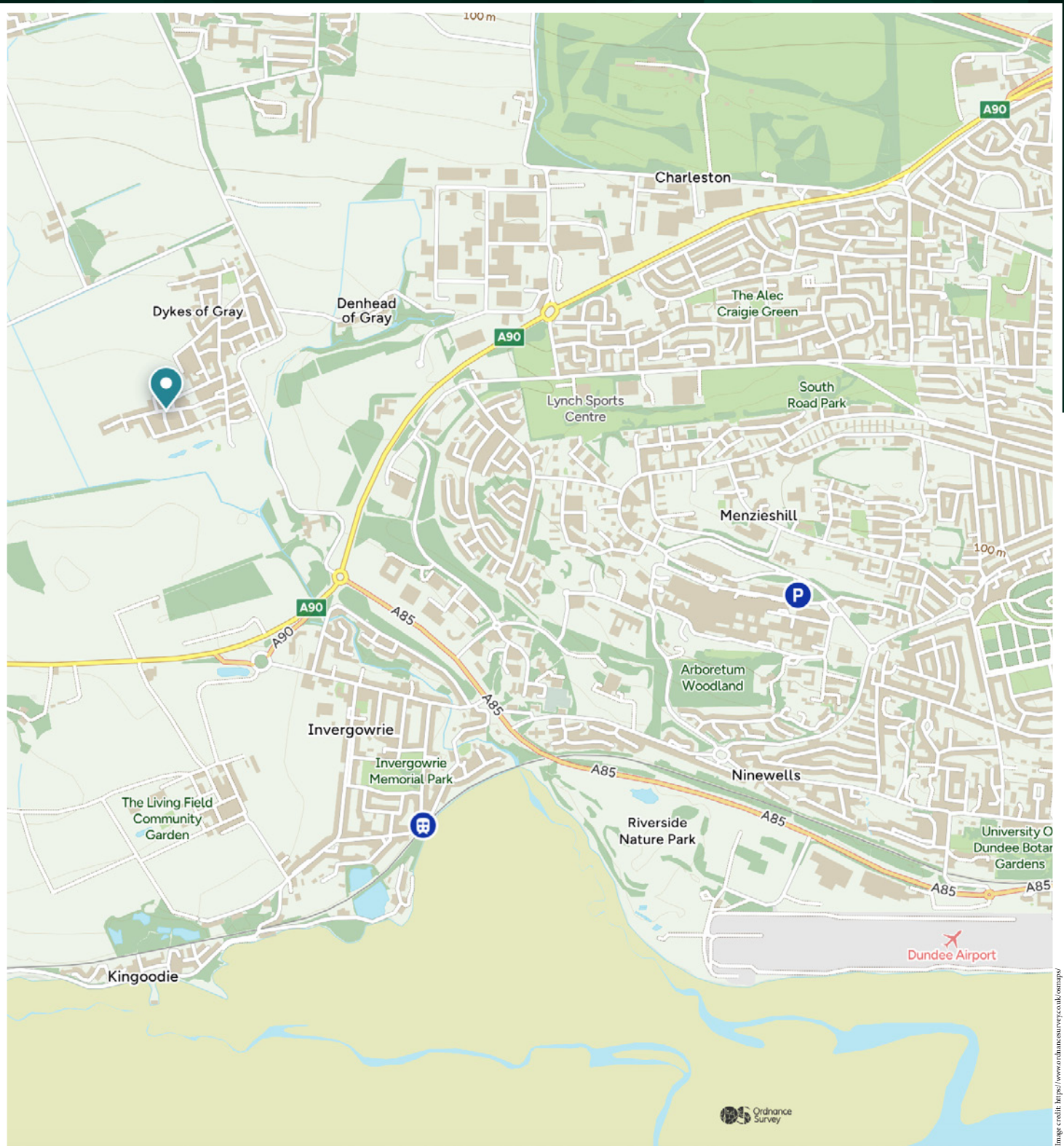


THE LOCATION

Situated within the Dykes of Gray development in Dundee, the property benefits from a modern residential environment with excellent access to amenities and transport links. The area is well placed for schooling, with access to local primary provision and secondary education at Harris Academy.

A wide range of retail, leisure and dining facilities are available within Dundee, while nearby transport links provide convenient access to the city centre, Ninewells Hospital and the wider road network. The development itself continues to be a popular choice for buyers seeking modern housing, accessibility and a well-planned residential setting.





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