

10 Grayhills Walk

DUNDEE, DD2 5FP



*SPACIOUS FOUR-BEDROOM
DETACHED VILLA*



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PART EXCHANGE IS AVAILABLE! McEwan Fraser is delighted to bring to the market this stunning, four-bedroom home. Just over two years old, there are approximately eight years N.H.B.C warranty remaining. All the hard work has been taken out of the garden. This is a home ready to walk into.

This is a handsome detached building on the outside with strong, contemporary, Internal features making this home a "must view" property. The rooms are spacious and elegantly proportioned. The addition of a dining room along with the dining kitchen offers flexibility for a playroom or additional sitting room. The principle bedroom has an en-suite shower room.



Dining Room





Kitchen/Diner







Bedroom 1







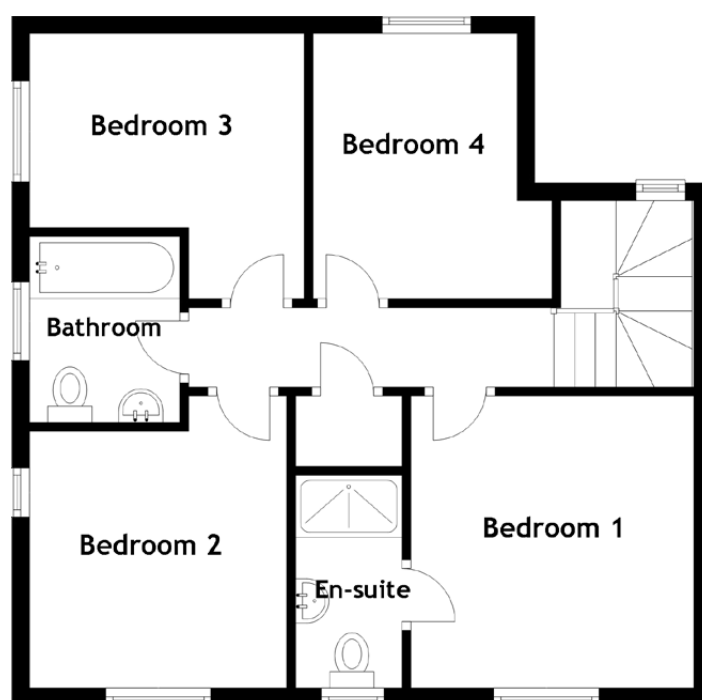
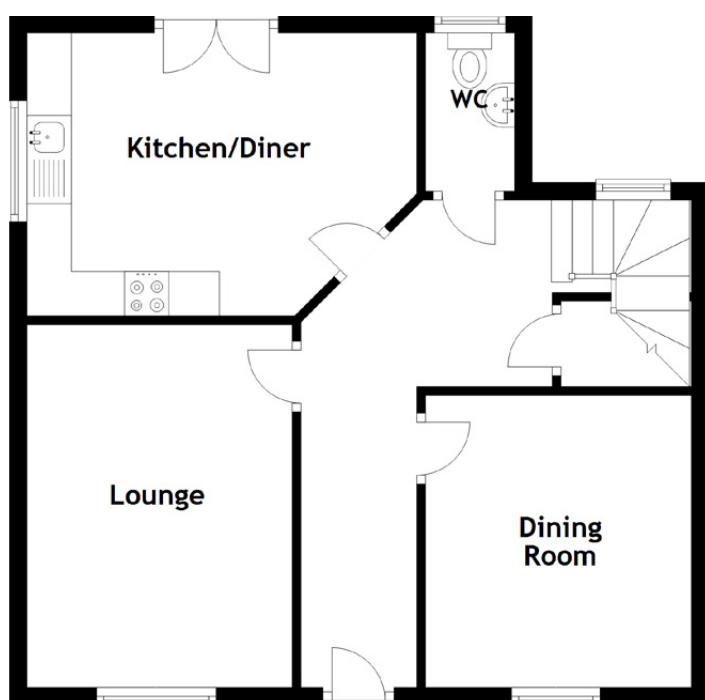
Bedroom 2





Bedrooms 3 & 4





Approximate Dimensions

(Taken from the widest point)

Lounge	4.10m (13'5") x 3.00m (9'10")	Bedroom 3	3.10m (10'2") x 3.00m (9'10")
Dining Room	3.30m (10'10") x 3.00m (9'10")	Bedroom 4	3.00m (9'10") x 2.30m (7'7")
Kitchen/Diner	4.40m (14'5") x 3.20m (10'6")	Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	1.79m (5'10") x 1.00m (3'4")		
Bedroom 1	3.30m (10'10") x 3.20m (10'6")	Gross internal floor area (m ²): 105m ²	
En-suite	2.40m (7'11") x 1.20m (3'11")	EPC Rating: B	
Bedroom 2	2.91m (9'6") x 2.90m (9'6")		

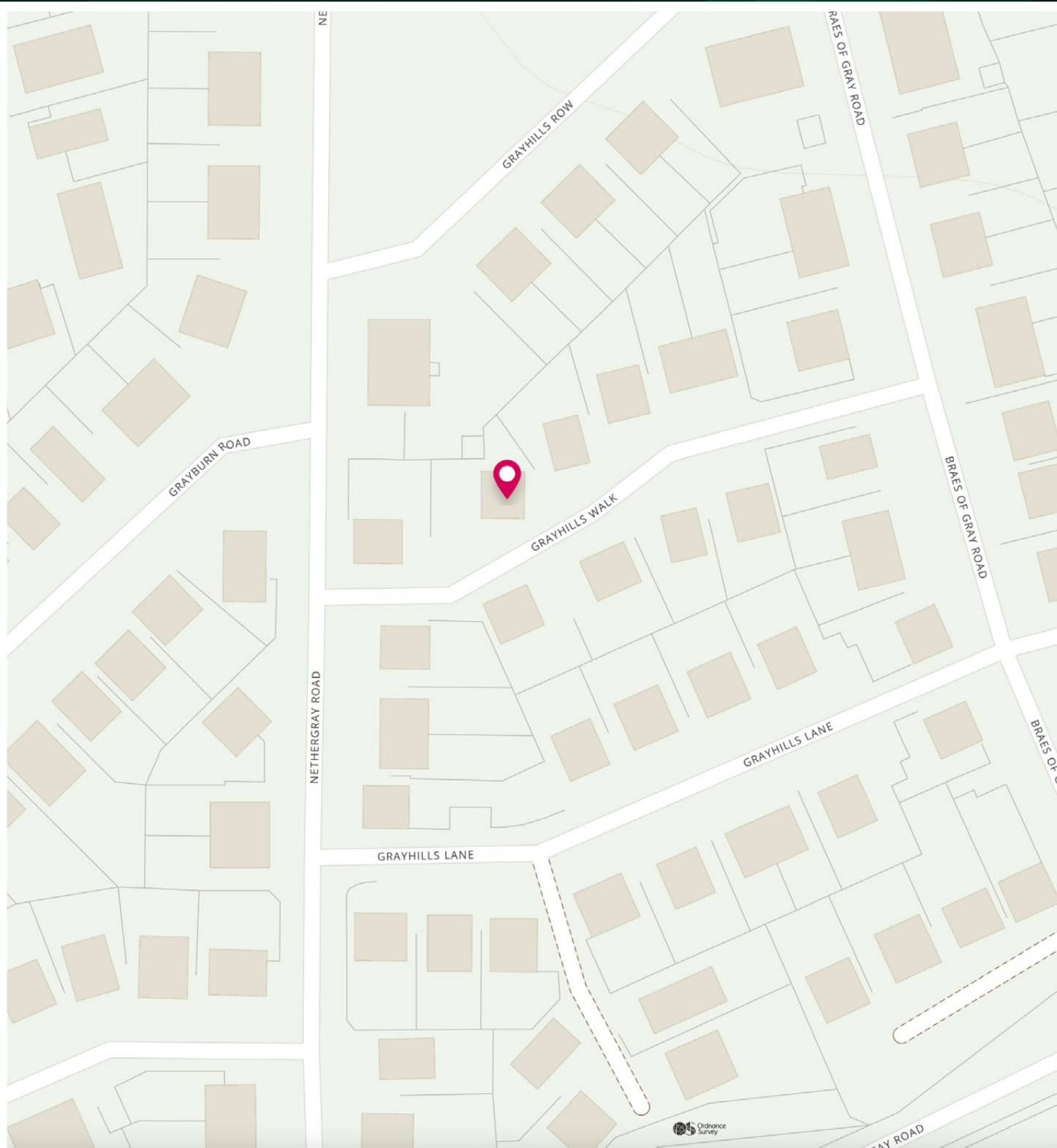


Externally there is a drive for three cars and an enclosed garden with a patio to the rear. This is an ideal opportunity to acquire a family-size home in a desirable area.



A stunning villa 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, Nine wells 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."





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