





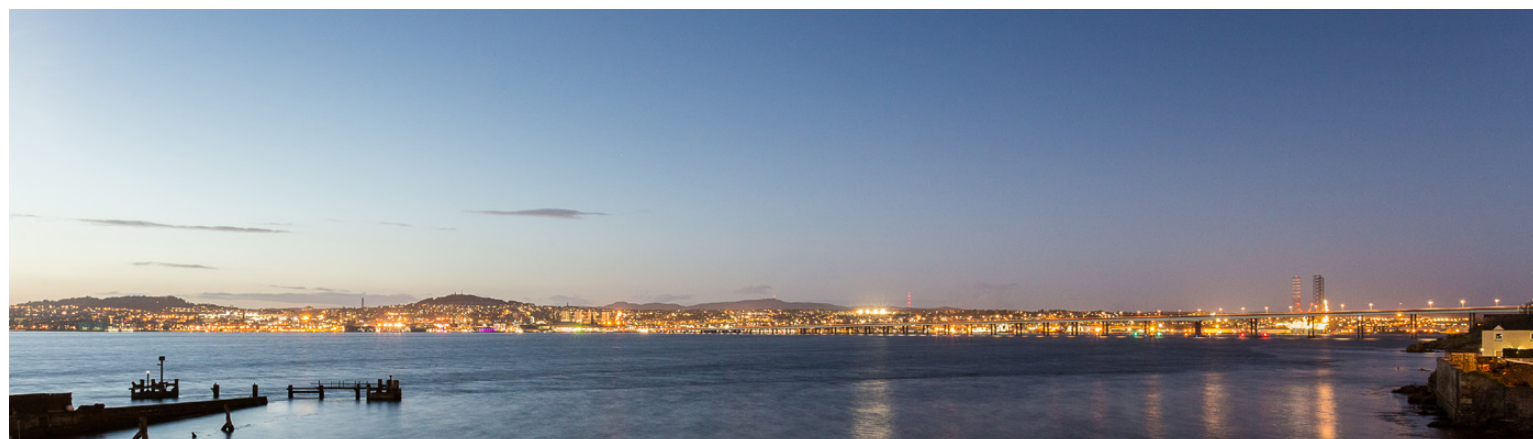
Dundee

DD2 5FQ

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, 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.





88 Braes of Gray Road

DUNDEE, DD2 5FQ

McEwan Fraser Legal is delighted to present this two bedroom flat in Liff. Just over two years old, this is a handsome building on the outside with strong, contemporary, Internal features making this home a “must view” property.

Open plan living space has been created on the ground floor 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 white gloss slab door style. Fully equipped with built-in microwave, oven, gas hob, cooker hood, integrated fridge freezer, dishwasher and washer/dryer. Modern flooring adds to the contemporary style with space enough for sofas and dining table.

Two double bedrooms are bright and spacious and one bedroom has an en-suite shower room. The bathroom is partially tiled, and offers contemporary fittings with a shower over the bath.

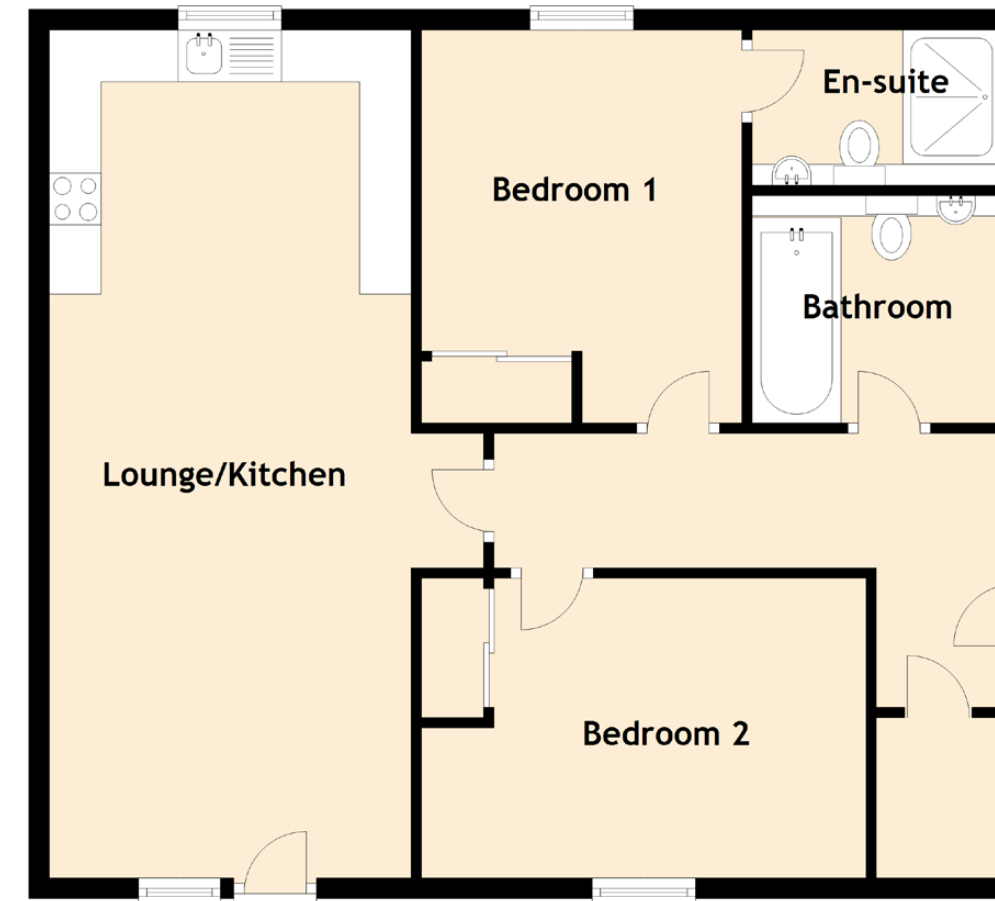
Externally there is ample parking to the front and easy access to the amenities of the City.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.20m (26'11") x 3.50m (11'6")
Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
En-suite	2.40m (7'10") x 1.50m (4'11")
Bathroom	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 76m² | EPC Rating: B

Extras (Included in the sale): Built-in microwave, oven and gas hob with cooker hood, integrated fridge freezer, washer/drier and dishwasher.

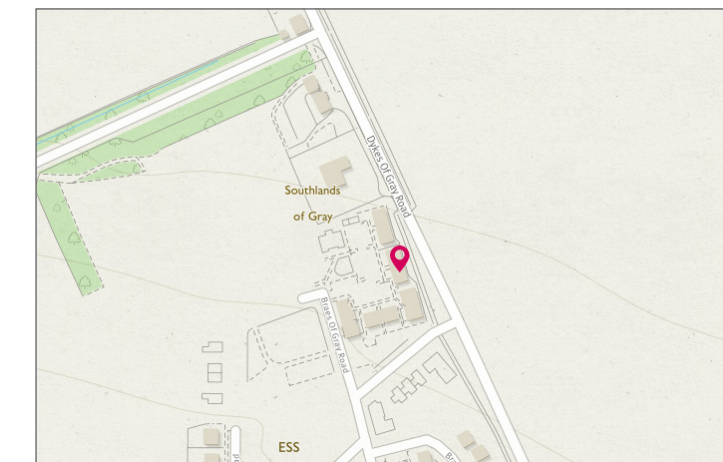


Image credit: <https://www.odinair-surveys.co.uk/omaps/>



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