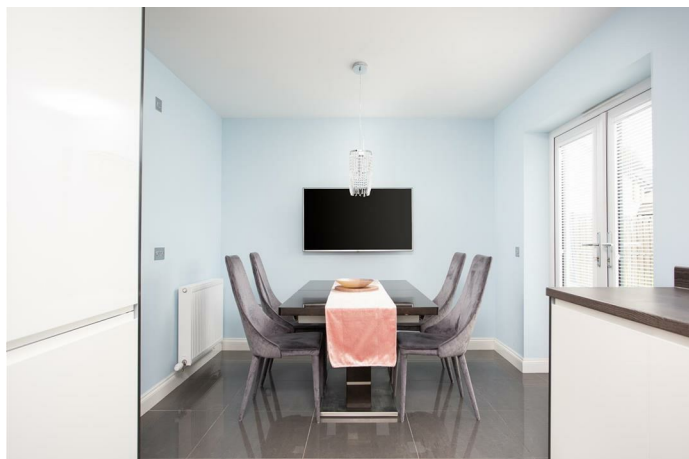


Simple Approach



29 Grayhills Lane, Dundee

Angus DD2 5FL

Offers over £290,000

Simple Approach are delighted to welcome to the market this modern spacious detached four bedroom family home in the Dykes Of Gray Development in Dundee. This walk in condition property offers versatile accommodation, with many eye catching extras and comprising of :- entrance hallway, bright elegant lounge, Modern generous kitchen / dining / family room, WC all on the ground level. On the upper floor there are four bedrooms (Mater en-suite) and family bathroom all tastefully decorated. The property further benefits from garden to the front and the rear as well as having a mono-blocked drive and garage, The property is situated approximately 4 miles from the centre of Dundee city within a popular residential location, with adequate public transport, shopping, social and educational facilities are available within easy reach. Dundee is Scotland's fourth largest city and hosts a vast array of amenities not least two reputable Universities, bus, road, rail and air links making the rest of Scotland and beyond accessible. Viewing of this property is essential to fully appreciate the presentation and location on offer, call Simple Approach Dundee to book your viewing on 01382646133.

Lounge
13'4" x 12'11" (4.08 x 3.94)

w/c
6'9" x 6'5" (2.07 x 1.98)

Garage
10'0" x 20'8" (3.07 x 6.31)

Kitchen
18'2" x 9'4" (5.54 x 2.85)

Bedroom 1
10'4" x 10'0" (3.15 x 3.05)

Bathroom
10'2" x 7'5" (3.10 x 2.27)

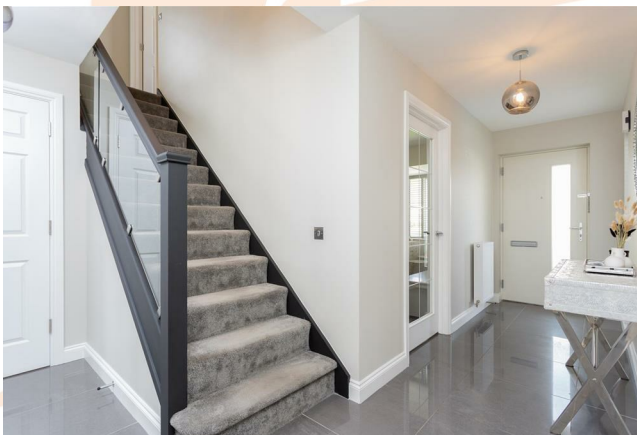
Landing
18'4" x 6'11" (5.59 x 2.11)

Bedroom 2
10'2" x 9'4" (3.11 x 2.85)

Bedroom 3
10'4" x 7'8" (3.15 x 2.36)

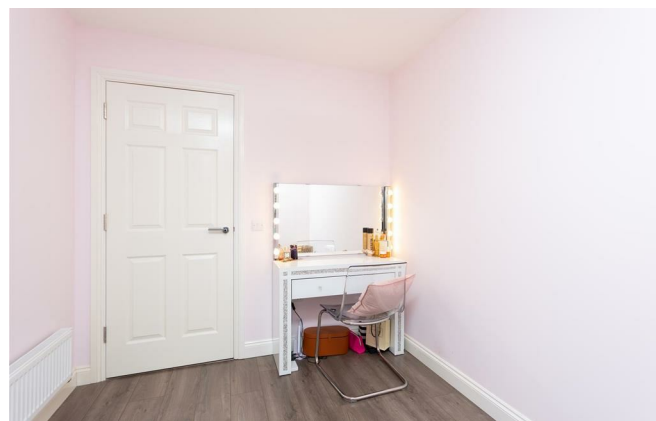
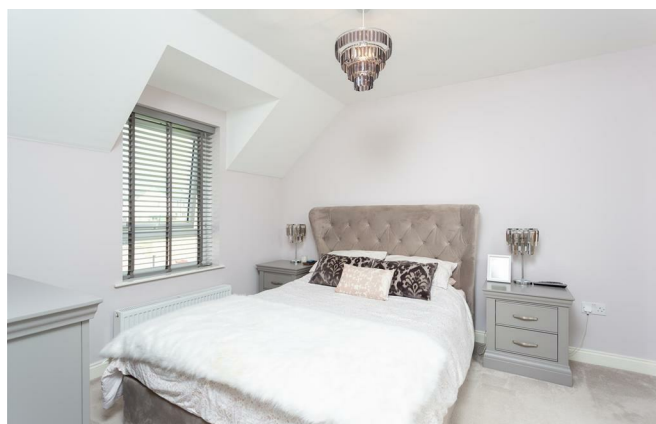
Bedroom 4
11'6" x 10'0" (3.51 x 3.07)

Ensuite
7'10" x 7'8" (2.40 x 2.35)

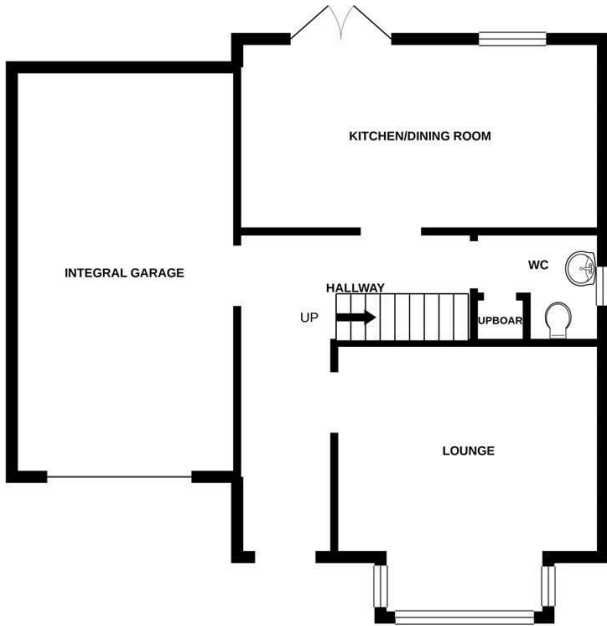




- Entrance Hall
- Stunning Bathroom
- Popular Location
- Elegant Lounge
- Four Bedrooms (Master en-suit)
- Viewing Essential
- Modern fitted kitchen / Dining
- Drive & Garage



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		