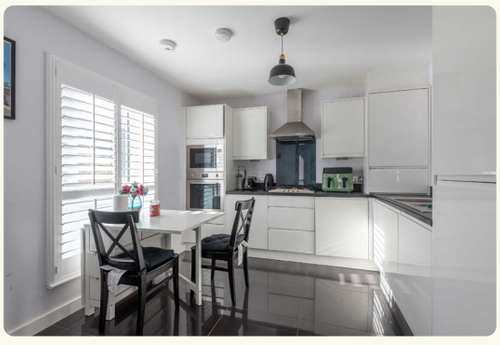


116 Braes of Gray Road,
Dundee DD2 5FQ







Beautifully presented two bedroom ground floor, main door apartment in the popular Dykes of Gray Development

2 Bed | 1 Bath | 1 Reception

This is an excellent opportunity to purchase a beautifully presented two bedroom ground floor apartment with its own main door entrance, forming part of the highly sought-after Springfield Properties development at Dykes of Gray on the western edge of Dundee.

The property is ideally situated for commuters, offering excellent transport links via the A90 to Perth, Edinburgh and Glasgow. Dykes of Gray is a popular modern development with excellent local amenities including a Spar convenience store, children's play parks and a kick-about pitch.

Internally, the accommodation is finished to a high standard throughout. The bright and spacious open plan lounge, kitchen and dining area provides an ideal space for both everyday living and entertaining. There are two generous double bedrooms, both benefiting from built-in wardrobes, together with a modern shower room.

The property is set within beautifully maintained communal garden grounds and benefits from ample residents' and visitors' parking. It should be noted that a factor fee is payable for the maintenance and upkeep of the communal areas, ensuring the development is maintained to a high standard throughout.

Further benefits include double glazing and an efficient air source heat pump/gas hybrid heating system.

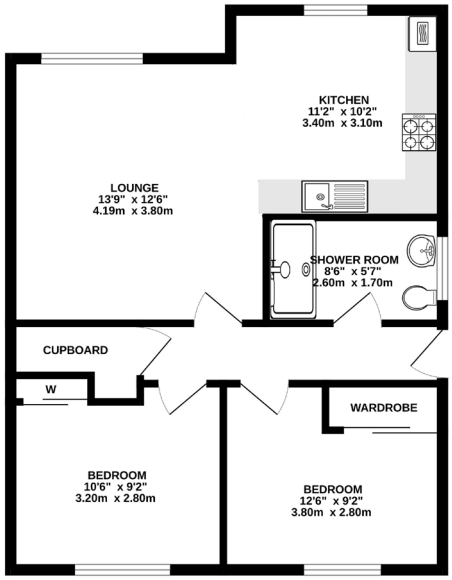
Early viewing is highly recommended to fully appreciate the quality of accommodation, location and lifestyle on offer.

Features

- Hall with storage off
- Open plan Lounge, Kitchen and Dining Area
- Integrated Appliances
- Two Double Bedrooms with built in wardrobes
- Shower Room
- Communal Gardens
- Air Source Heat Pump/Gas Hybrid System
- Double glazing
- Residents' and visitor parking
- EPC Rating C

Offers Over £185,000

GROUND 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 ©2026







Dykes of Gray Development is a vibrant new Springfield Development on the Western Edge of Dundee City and in close proximity to Ninewells Hospital and the main A90 arterial route to Perth, Edinburgh & Glasgow. The popular development includes three play parks, a kick about pitch and a Spar Shop. Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.