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17 Strathgray Road  
Dundee  
DD2 5GQ

Offers over  
**£475,000**



Beautifully presented and offered to the market in true move-in condition, this exceptional five-bedroom detached family home provides spacious and versatile accommodation ideally suited to modern family living and complimented by double glazing and a hybrid gas and air source central heating system. Completed in July 2022, the property benefits from a fully enclosed south-facing rear garden, an integrated single garage, and driveway parking for two vehicles.

The accommodation begins with a welcoming entrance vestibule leading into a bright and spacious hallway. To the front of the property is an elegant lounge flooded with natural light, while the contemporary open-plan dining kitchen forms the heart of the home and flows seamlessly into the impressive sunroom overlooking the garden. A separate utility room provides additional practicality, and there is also a flexible dining room which could alternatively serve as a fifth bedroom or home office. A convenient ground floor WC completes the lower level, with scope to add a shower if desired.

Upstairs, there are four generously proportioned bedrooms, all benefiting from built-in storage. The principal bedroom features a stylish en-suite shower room and walk-in wardrobe, while bedroom two also enjoys its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the front garden is laid to lawn, with a mono-block driveway leading to the integrated single garage, which is equipped with power, lighting, an up-and-over door, and internal access to the utility room. The enclosed south-facing rear garden is mainly laid to lawn and includes raised planting beds, a patio area, and a rotary clothes dryer, offering excellent space for families and entertaining alike.



Situated within the highly sought-after Dykes of Gray development to the west of Dundee, the property enjoys excellent connectivity to the A90, providing convenient access to Perth, Edinburgh, Glasgow, Forfar, and Aberdeen. The development itself offers a range of local amenities including shops and a play park, while schooling options are within easy reach. Plans have also been lodged for a new primary school within the development, anticipated to open in 2029.

Included within the sale are all integrated appliances, including the dishwasher, oven, microwave combi oven, extractor fan, five-burner induction hob, and fridge freezer. All floor coverings, light fittings, blinds, curtains, and the wooden garden shed are also included. Please note that the freestanding washing machine and tumble dryer are excluded from the sale.

**Lounge** 5.26m x 4.09m (17'3" x 13'5")

**Kitchen** 7.02m x 3.44m (23'0" x 11'3")

**Sun room** 3.65m x 2.79m (11'12" x 9'2")

**Dining Room/Bedroom 5** 3.35m x 3.25m (10'12" x 10'8")

**W.C Cloakroom** 2.00m x 1.86m (6'7" x 6'1")

**Bedroom One** 5.31m x 2.98m (17'5" x 9'9")

**En Suite One** 2.19m x 1.93m (7'2" x 6'4")

**Bedroom Two** 4.13m x 3.32m (13'7" x 10'11")

**En Suite Two** 2.17m x 1.79m (7'1" x 5'10")

**Bedroom Three** 3.83m x 2.73m (12'7" x 8'11")

**Bedroom Four/Office** 2.74m x 2.50m (8'12" x 8'2")

**Family Bathroom** 3.34m x 2.68m (10'11" x 8'10")



■ 5 Bedrooms

■ Council Tax Band G

■ EPC Rating - C

■ En Suite Shower Room

■ Family Bathroom

■ Fully Enclosed Rear Garden

■ Good Size Corner Plot

■ Kitchen Dining

■ Lounge

■ Modern Development

5x  4x  2x 







Directions: What 3 words ///diplomat.marathons.strapped

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



#### IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

#### CONTACT DETAILS

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