



GILSON GRAY

LAW • PROPERTY • FINANCE

WINNOCKS, GARDYNE ROAD

West Ferry, Dundee, DD5 1NY



WINNOCKS GARDYNE ROAD

Unique opportunity to purchase modern apartments within gated development in sought after location. Private development of 6 x two bedroom apartments and one, three bedroom executive penthouse. Built to the highest standard and located within landscaped gardens, close to Broughty Ferry.

This 'Eco' friendly development has been designed and built with the environment in mind, utilizing modern construction methods, including; Valliant air source under floor heating, triple glazed Argon filled windows. This prestigious development consists two garden apartments, two first floor and two second floor apartments with a penthouse located on the top floor. Each of the upper floors being serviced by a lift. Designed for modern living with bright south facing aspect. All properties will benefit from private parking. The specification list within this schedule underlines the quality of these homes.



FEATURES LIST

- Triple glazing, underfloor heating, generous balconies.
- Garden apartments boasting private garden area.
- Fully integrated kitchens.
- Private parking.
- Prestigious West Ferry location.
- Lift to upper floors.
- Landscaped common gardens benefiting all properties.
- Mature tree lined boundary.





LOCATION:

Winnocks is located in the West ferry/Gardyne area of the city, convenient for Broughty ferry, Dundee and the A90 trunk road. Strathern Road on the south boundary is an arterial route with good links to public transport: including a regular direct bus to Ninewells Hospital.



SPECIFICATION:

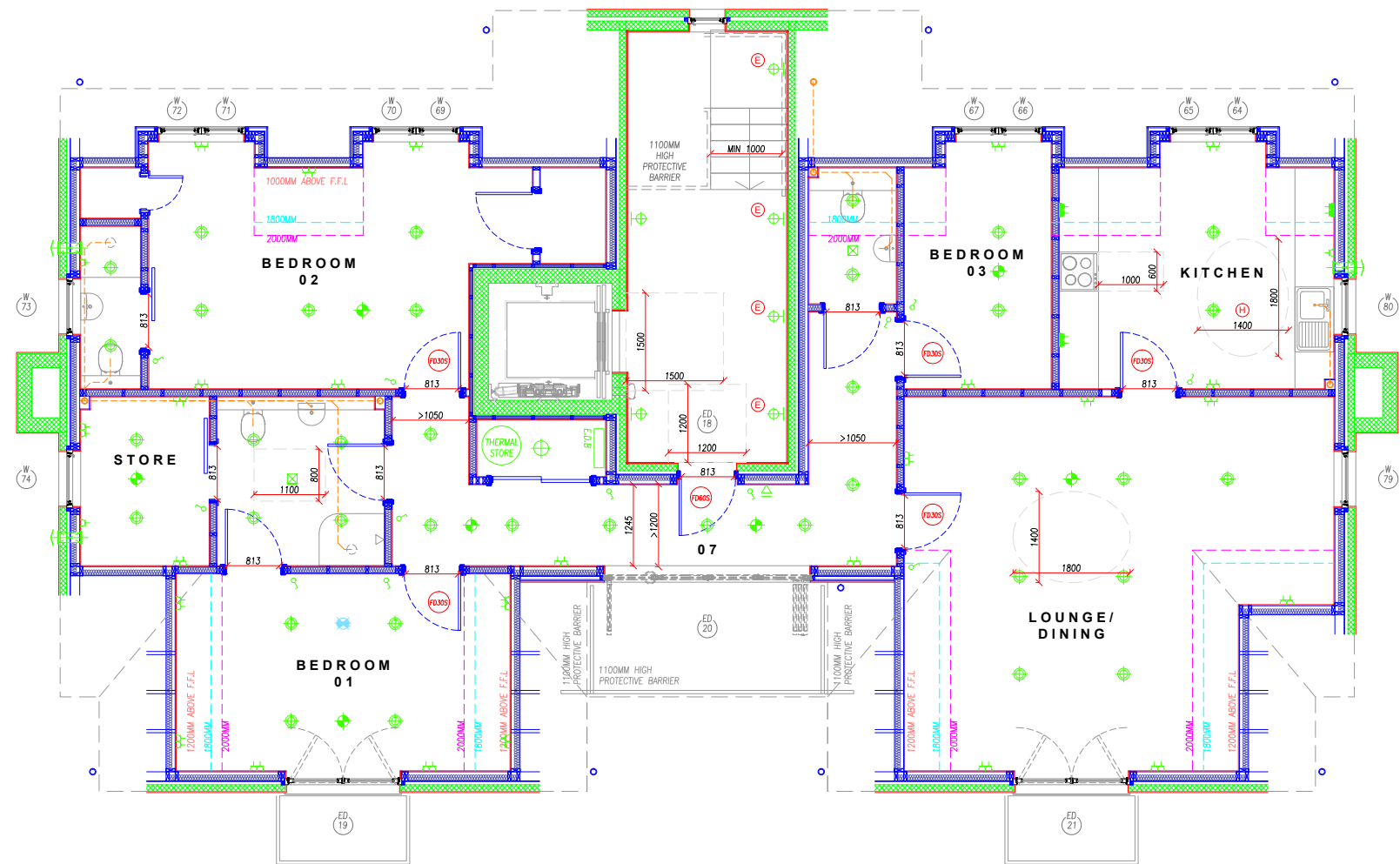
KITCHEN; The kitchens will have a range of high quality units and worktops in modern colour palette. Appliances included: Ceramic induction hob, electric oven and extractor canopy. Integrated fridge freezer, dishwasher and washing machine.

BATHROOM/EN SUITE; White sanitary ware, mains pressure shower, bath/shower mixer tap. Matching bath panels and toilet seat. Floor and wall tiles.

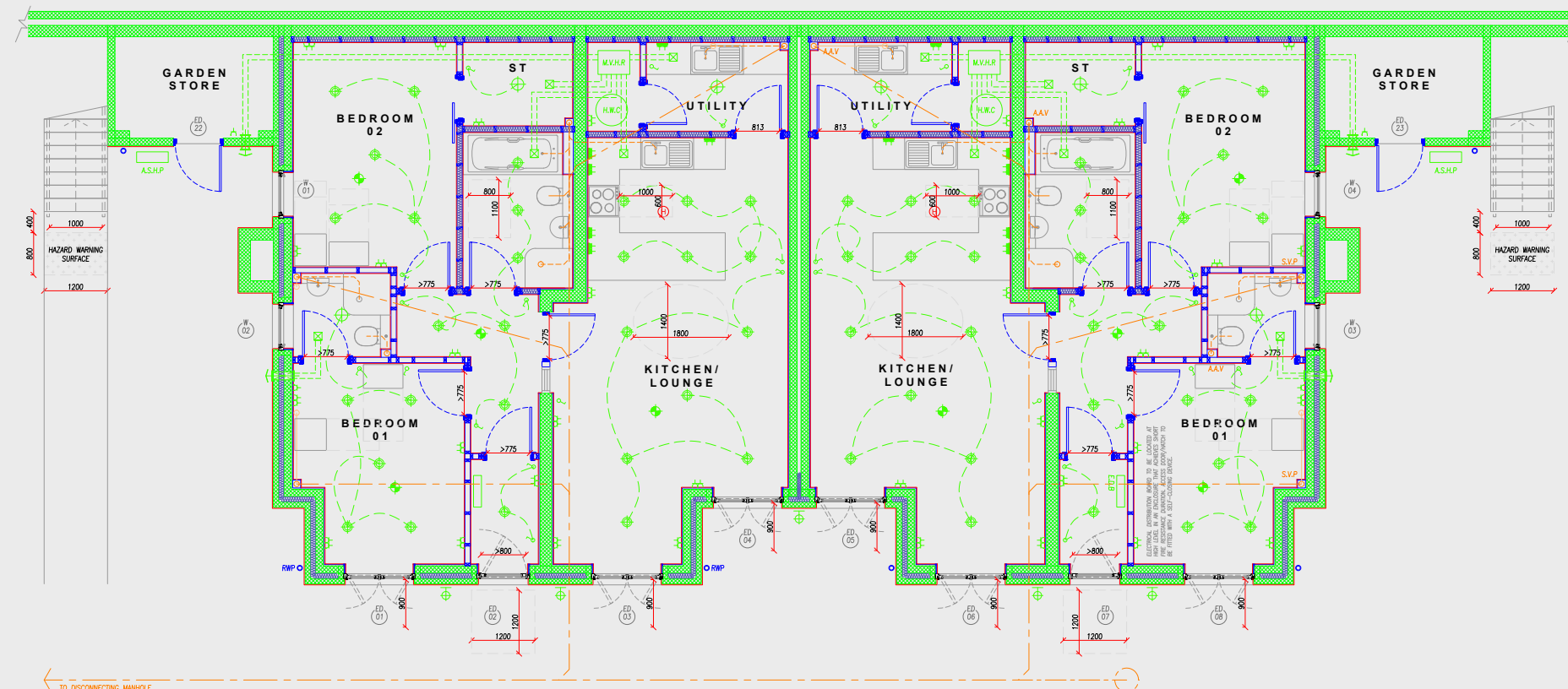
HEATING; Valliant air source pumps provide underfloor heating throughout.

WINDOWS; Thermally and acoustically efficient Argon filled triple glazed UPVC windows and patio doors.





SECOND FLOOR PLAN
SCALE 1:50



LOWER GROUND FLOOR PLAN
SCALE 1:50

VIEWING

By appointment with Gilson Gray on 01382 201000.



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