



GILSON GRAY

LAW • PROPERTY • FINANCE

7 HEATHFIELD WYND

Dundee, DD3 9UB



Situated on a quiet cul-de-sac framed by mature trees, this three-bedroom detached house forms part of a modern development with a picturesque setting on the fringes of Dundee, yet still within easy reach of transport links and amenities. It features elegant interior design throughout and spacious living accommodation; plus, it has the benefit of two shower rooms (and a WC). The south-facing home also comes with generous private parking and a fully-enclosed rear garden.

Extras: all fitted floor and window coverings, light fixtures, integrated appliances (double oven, gas hob, fridge/freezer, and dishwasher), and a tumble drier to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Modern detached house
- Part of a sought-after development
- Set by a local golf course in Dundee
- Bright, south-facing aspect
- Welcoming entrance hall
- Open-plan living and dining room
- Breakfasting kitchen and a utility room
- Three versatile bedrooms
- Convenient ground-floor WC
- Quality en-suite shower room
- Tiled family shower room
- Landscaped front and rear gardens
- Integrated garage and tandem driveway
- EPC Rating – C
- Council Tax Band – D





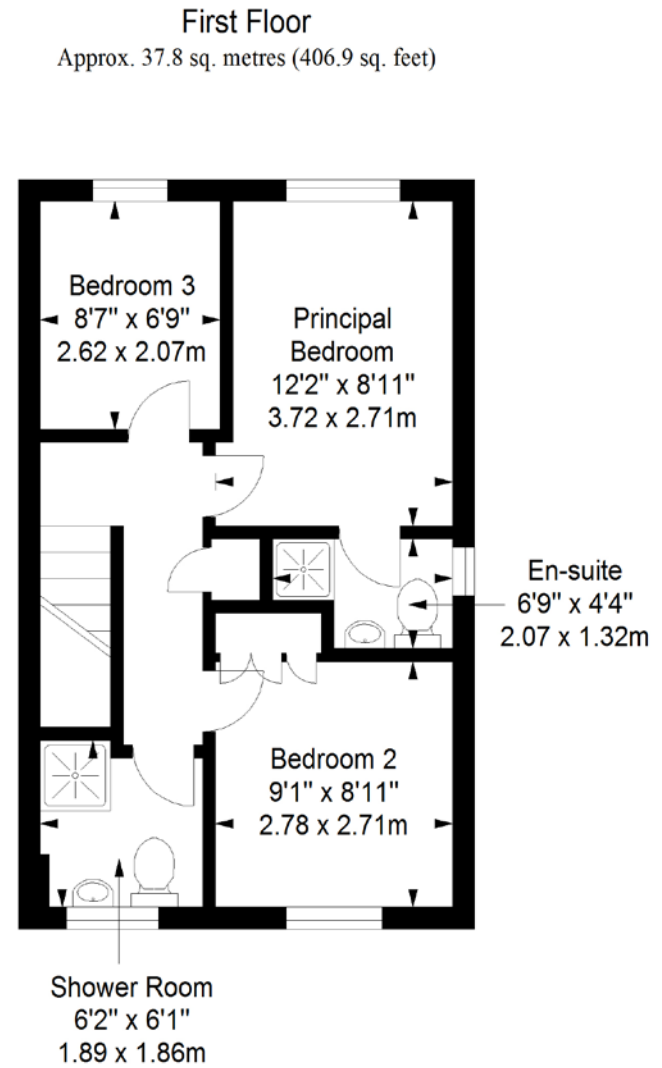
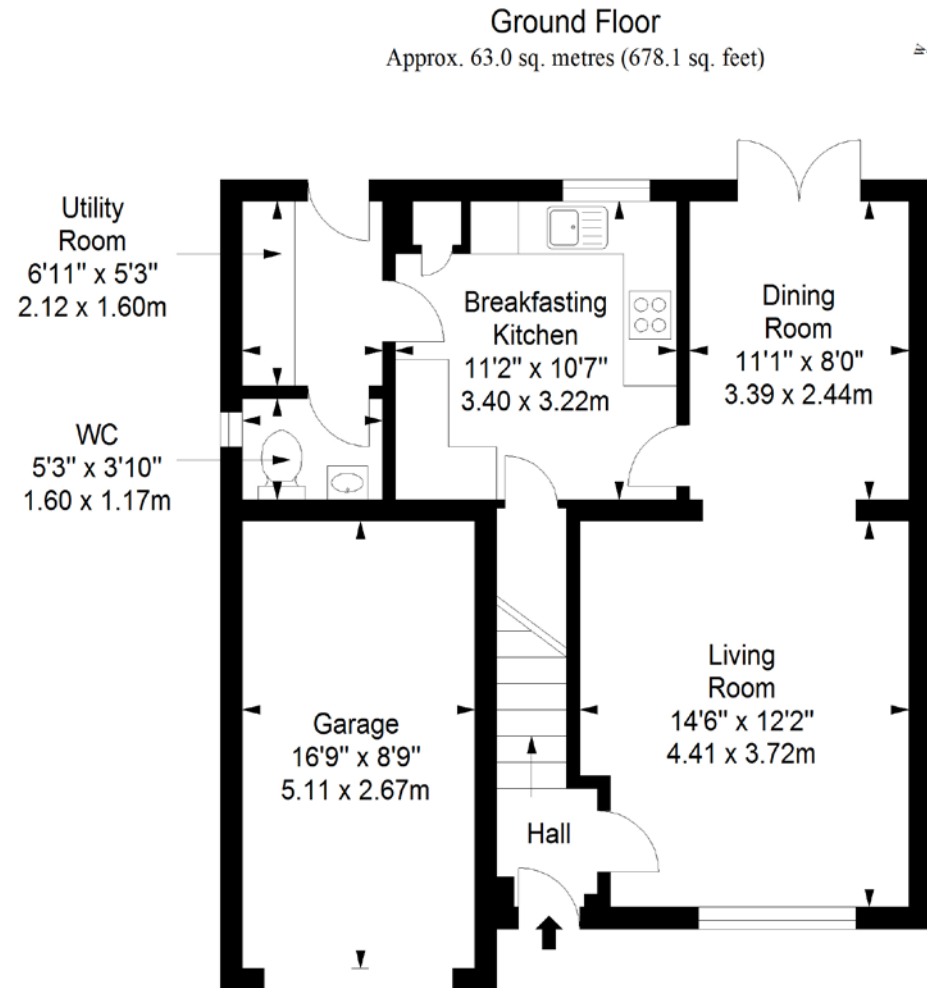


"CONVENIENT GROUND-FLOOR
WC, QUALITY EN-SUITE SHOWER
ROOM AND A TILED FAMILY
SHOWER ROOM"





FLOORPLAN



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)



GILSONGRAY.CO.UK

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29 Rutland Square
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0141 530 2021



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DUNDEE

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01382 201 000



BORDERS

01890 880 008



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