



**HARMONY HOMES**  
ESTATE AGENCY



1/L, 6 Grays Lane, Dundee, DD2 3AN

Offers over £75,000





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# 1/L, 6 Grays Lane

Dundee, DD2 3AN

Nestled on Grays Lane in the charming city of Dundee, this delightful first-floor flat offers a perfect blend of comfort and convenience. Built in 1890, the property retains a sense of character while providing modern living. Spanning an impressive 678 square feet, this one-bedroom flat is move-in ready, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

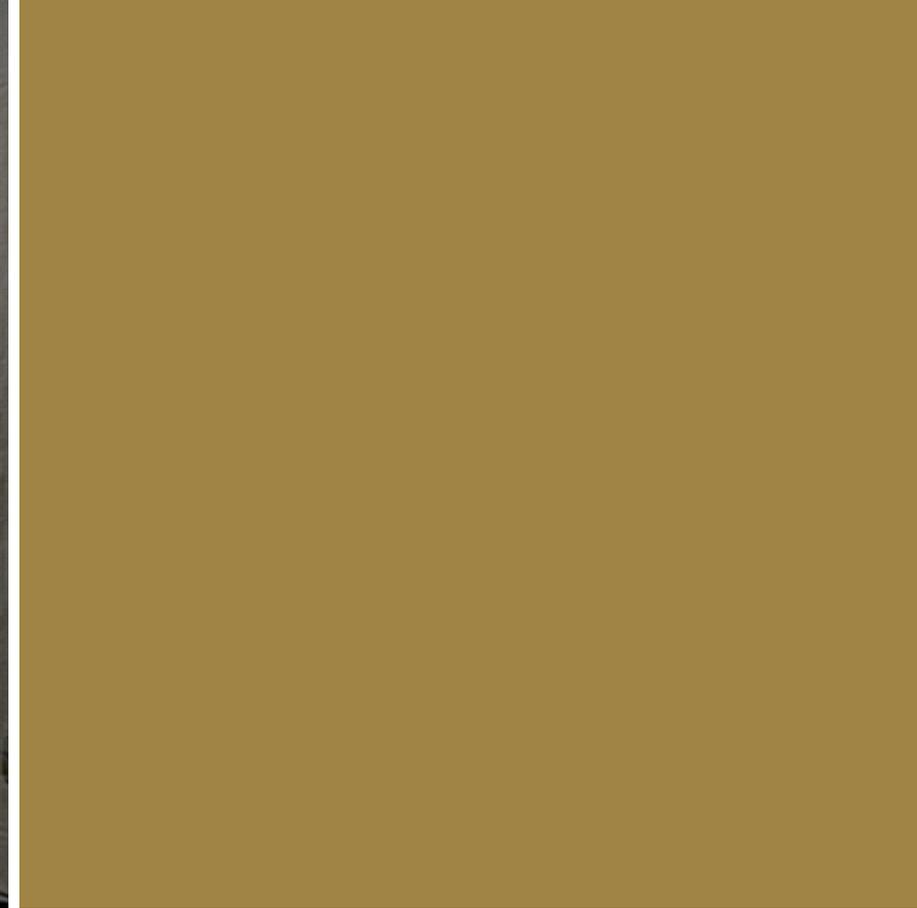
Upon entering, you are greeted by a spacious hallway that features a tall storage cupboard, ensuring ample space for your belongings. The large sitting room is a standout feature, bathed in natural light thanks to its beautiful bay window, creating a warm and inviting atmosphere for relaxation or entertaining guests. The bedroom is well-appointed with built-in storage cupboards and a wardrobe, providing practical solutions for your storage needs.

The flat benefits from a well-maintained communal entrance, leading to external lockable storage for added convenience. Residents can also enjoy access to a rear enclosed shared garden, which is predominantly laid to lawn and features a drying area. This sun-drenched garden is perfect for enjoying the outdoors or tending to your plants.

Location is key, and this property does not disappoint. It is ideally situated for easy access to a wealth of local amenities, including shops, cafes, and parks. Furthermore, excellent transport links to Dundee City Centre and surrounding areas make commuting a breeze.

In summary, this charming one-bedroom flat on Grays Lane presents a wonderful opportunity to embrace comfortable living in a vibrant community. With its character, convenient location, and move-in readiness, it is a property not to be missed.





Directions





## Floor Plans



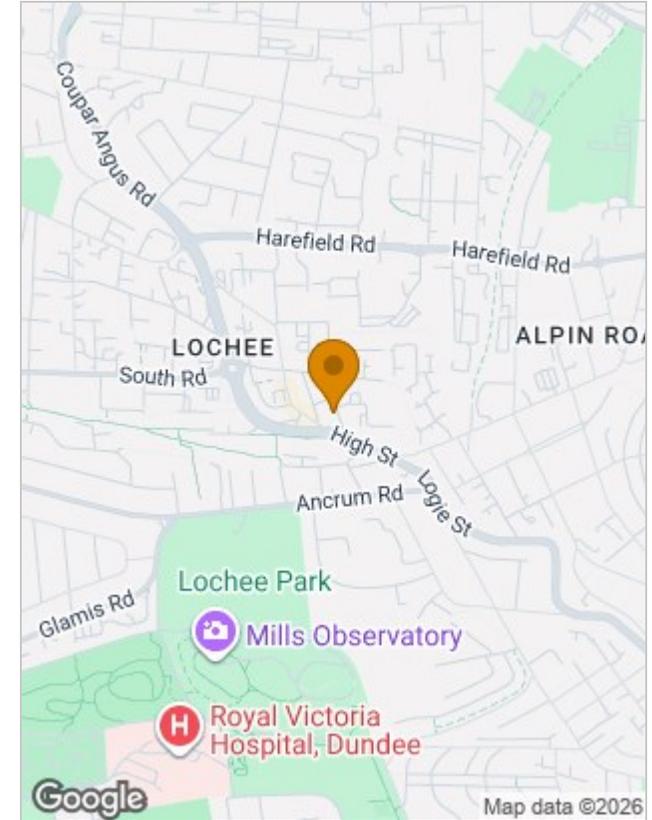
## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

