



## Gate Lodge Of Gray

Gray Walk | Invergowrie | DD2 5JZ

**Thorntons**   
The right way to move







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## Description

Exceptional opportunity to purchase this attractive detached dwelling house located within a quiet woodland setting. The situation is ideally placed for: Invergowrie, Ninewells Hospital, Technology Park, retail parks, Dundee University campus and city centre amenities. There is quick and easy access to the Kingsway ring Road and A90 dual carriageway which connects to the Central Scotland motorway infrastructure.









## Description

This spacious and comfortable home comprises on the ground floor: family room with patio door, recently installed kitchen/dining, utility. W.C. Guest bedroom with en-suite wet room, family bathroom and two further bedrooms. The ground floor is completed by the impressive swimming pool complex which features remote cover, jacuzzi, dressing room/shower area, patio doors and plant room. The stunning upper accommodation features: formal lounge with French door to balcony, double bedroom plus master bedroom having en-suite shower and dressing room/nursery located off.

The comprehensive list of attributes includes: oil fired underfloor heating, hardwood double glazing, quality laminate flooring, fitted wardrobes in all bedrooms, blinds, carpets, oil fired Rayburn, integrated oven, microwave, hob, extraction unit and dishwasher.

The subjects are set within easily maintained enclosed grounds accessed via tree lined bridal path (Gray Walk) and are set within natural stone walls with pillars and wrought iron gates.

Driveway provides ample parking, turning facilities and access to the double detached garage. The low maintenance grounds are mainly laid to lawn with mature trees, double patio area on 2 levels all bounding onto splendid open countryside. External and security lights.

It should be noted that to the rear of the property there is shared access to House Of Gray which has planning permission for conversion into luxury apartments plus three quality detached homes. See attached planning link <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?keyVal=PRWGI7GCK1Z00&activeTab=summary>

Making a superb family home in an idyllic rural setting with fine vistas early viewing is to be highly recommended.



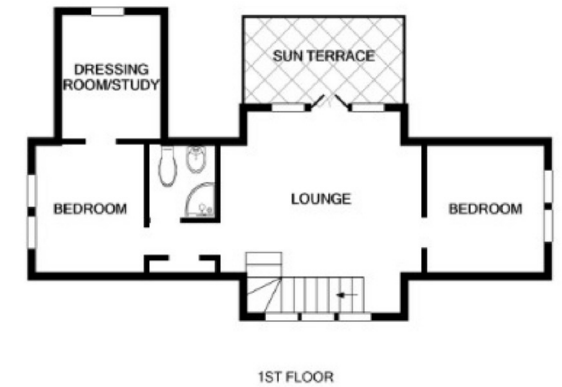












Family Lounge	16'2 x 10'0	4.93m x 3.05m
Kitchen/Dining	18'4 x 15'6	5.59m x 4.72m
Utility	9'7 x 4'3	2.92m x 1.30m
W.C.	7'0 x 3'0	2.13m x 0.91m
Family Bathroom	8'9 x 6'1	2.67m x 1.85m
Guest Bedroom	16'10 x 11'0	5.13m x 3.35m
Wet Room	6'0 x 4'9	1.83m x 1.45m
Bedroom 3	12'7 x 12'0	3.84m x 3.66m
Bedroom 4	16'0 x 10'0	4.88m x 3.05m
Formal Lounge (Upper)	20'8 x 19'0	6.30m x 5.79m
Master Bedroom ((Upper)	16'3 x 11'0	4.95m x 3.35m
En-Suite Shower (Upper)	7'0 x 6'1	2.13m x 1.85m
En-suite Dressing/ Nursery	11'0 x 9'8	3.35m x 2.95m
Bedroom 5	12'4 x 9'6	3.76m x 2.90m
Swimming Pool Complex	42'0 x 28'0	12.80m x 8.53m
Changing/Shower	8'8 x 6'8	2.64m x 2.03m

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