

105 MAGDALEN YARD ROAD

Dundee, Angus, DD2 1BB



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WELCOME TO 105 MAGDALEN YARD ROAD

This stunning six-bedroom link semi-detached villa in Dundee is a unique and characterful B-listed Victorian building, which offers luxury living and the exceptional combination of generous period architecture and sympathetic modern interiors, finished to impeccably high standards.



GENERAL FEATURES

- A stunning link semi-detached villa in Dundee
- Traditional B-listed Victorian building
- In the West End Lanes conservation area
- Sympathetic modern interiors throughout
- Finished to impeccably high standards

ACCOMMODATION FEATURES

- South-facing entrance porch with period tiling
- Central and lower halls with generous stores
- Living room with a log-burning stove
- Dual-aspect sunroom with lovely views
- Sitting room with a log-burning stove
- Stylish breakfasting kitchen/dining room
- Utility room and a separate laundry room
- Naturally-lit galleried landing
- Principal suite with a private balcony
- Five additional large double bedrooms
- Modern, fully-tiled shower room
- Wet room with overhead rainfall shower
- Luxurious four-piece en-suite bathroom
- Family bathroom with overhead shower
- Excellent storage and built-in wardrobes
- Gas central heating and traditional windows
- Partial double glazing on the lower ground floor

EXTERNAL FEATURES

- Low-maintenance front garden
- Beautiful, fully-enclosed side garden
- Private monoblock driveway for parking



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Dundee is Scotland's fourth largest and notably sunniest city

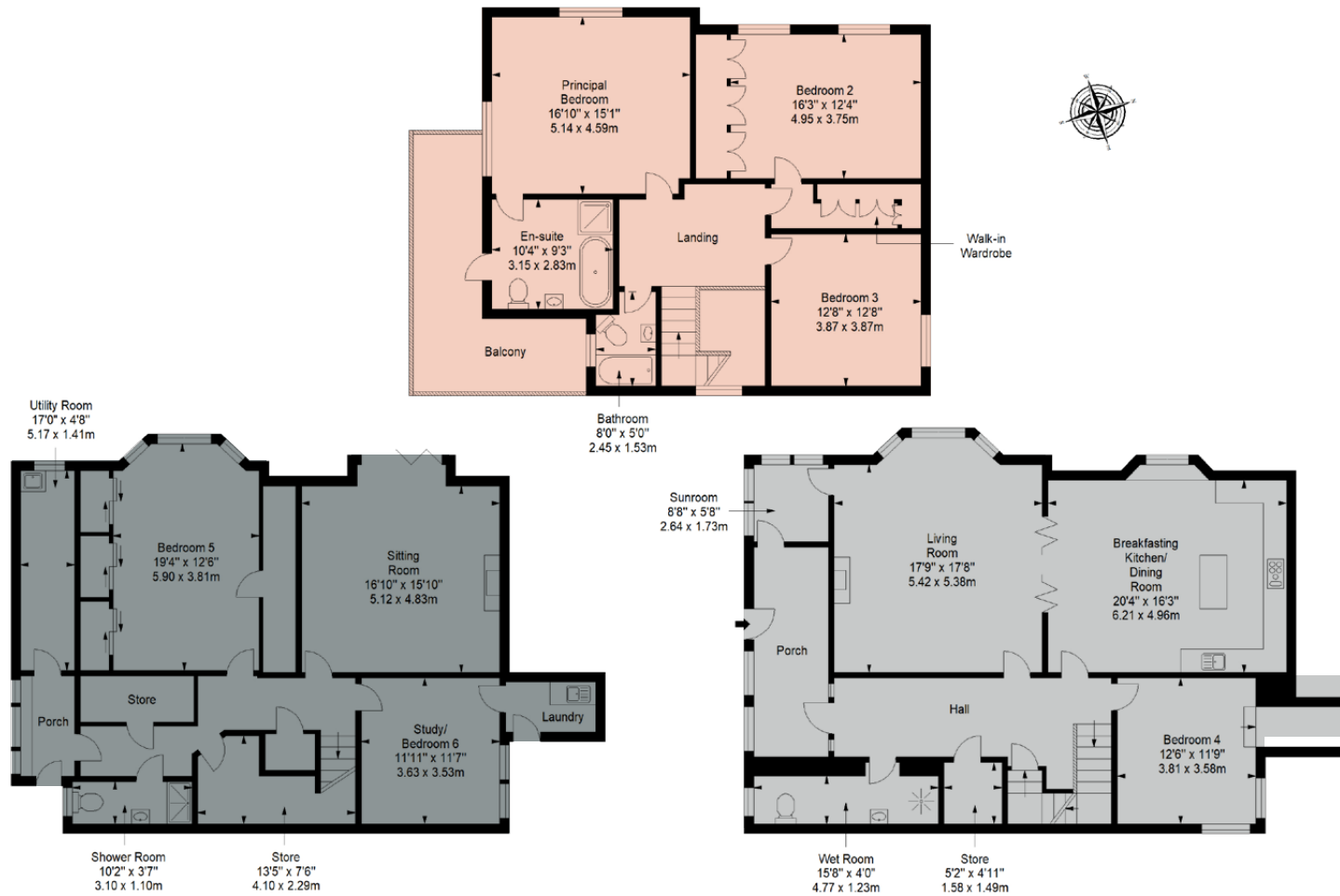
PROPERTY NAME
105 Magdalen Yard Road

LOCATION
Dundee, Angus, DD2 1BB

APPROXIMATE TOTAL AREA:
344.9 sq. metres (3712.6 sq. feet)

Lower Ground Floor - ■ Ground Floor - ■ First Floor - ■

The floorplan is for illustrative purposes. All sizes are approximate.



A STUNNING LINK SEMI-DETACHED VILLA

FINISHED TO IMPECCABLY HIGH STANDARDS

Arranged over three floors, this exclusive six-bedroom link semi-detached villa is a rarely available B-listed Victorian property (circa 1866), which has eye-catching architecture and an abundance of space, charm, and style. The highly versatile family home further boasts three reception rooms and four bathrooms; plus, it has private parking and a fully-enclosed landscaped garden. It also has excellent storage as well, with generous store rooms, and built-in cupboards and wardrobes.

Finished throughout with an exceptional eye for detail, it enjoys modern interiors and well-retained period features too, creating beautiful living spaces for the entire family. The property is located in Dundee's sought-after West End Lanes conservation area, set directly beside Magdalen Green within easy reach of all the city centre offers, including amenities, schools, and transport links.



A STRIKING FAMILY HOME

WITH PERIOD CHARM

The home has a characterful façade, with painted ashlar dressings and a Corinthian columned front door. Stepping inside, you are greeted by a south-facing entrance porch, which is laid with period tiles creating an enchanting first impression. This gives way to a central hall with a walk-in store. A lower ground-floor hall also provides two additional stores and a built-in cupboard.





THREE ELEGANT RECEPTION AREAS

Elegant and inviting, the living room captures attention with its subtle olive tones paired with white detailing and an oak herringbone floor – a sophisticated aesthetic that amplifies a relaxed ambience. Here, a bay window ensures a flood of natural light, whilst highly intricate cornice work extenuates the lofty ceiling and generous proportions. A beautiful fireplace, inset with a log-burning stove, adds the final touch and the perfect focal point for cosy evenings in.

Meanwhile, a neighbouring dual-aspect sunroom provides a delightfully sunny space for relaxation, complete with lovely views over Magdalen Green. In addition, there is a spacious sitting room on the lower ground floor as well. It has attractive décor and a tasteful accent wall, and boasts a log-burning stove and glazed doors extending out into the main garden.





A STYLISH KITCHEN

WITH AN OPEN-PLAN DINING ROOM



The breakfasting kitchen/dining room is accessed from the hall or via bi-folding doors from the living room, which allows the two spaces to be united for entertaining family and friends. It has a generous footprint to accommodate a large table and it is brightly illuminated by a bay window. Furthermore, the space is enhanced by oak herringbone flooring and chic tartan wallpaper set against a neutral backdrop – a stylish look that complements the highly decorative ceiling frieze and cornice work.





The kitchen itself is appointed with white modern cabinets, including a central island with a breakfast bar and chunky wooden worktop. It also benefits from solid granite worksurfaces and a range of appliances (Belfast sink, gas range cooker, integrated dishwasher, and space for an American-style freestanding fridge/freezer). On the lower ground floor, there is also a separate laundry room, just off the sixth bedroom/study, and there is a utility room as well, off a porch with outdoor access.



LARGE BEDROOMS

WITH DESIRABLE FEATURES

Located throughout the home on different levels, the six bedrooms are all spacious doubles that continue the impeccable standards, each enjoying a sharp eye for detail and modern styling, including a mix of carpeted and hardwood floors. On the first floor, there is the large second bedroom, which has generous built-in wardrobe storage and a fitted walk-in wardrobe, and the third bedroom. The dual-aspect fourth bedroom is at ground level, featuring unique period architecture and fitted shelving, whilst the bay-windowed fifth bedroom (with wall-to-wall mirrored wardrobes) is on the lower ground floor, along with the sixth bedroom that is currently organised as a private study and office.



The dual-aspect principal suite is on the first floor, boasting expansive proportions and a luxurious en-suite bathroom, which opens out onto a private balcony.

FOUR BATHROOMS

FOR CONVENIENCE

The property has four quality bathrooms. On the lower ground floor, there is a fully-tiled three-piece shower room, whilst at the ground level there is a stylish three-piece wet room with an overhead rainfall shower. On the first floor, there is also a modern three-piece family bathroom, with an overhead shower, and the principal bedroom's en-suite bathroom. The en-suite is particularly impressive, with its traditional-inspired aesthetic and four-piece suite, incorporating a classic high-level toilet, a pedestal washbasin, a freestanding roll-top bath, and a step-in shower enclosure. The property has gas central heating for year-round comfort, alongside traditional windows for an abundance of natural light. The lower ground floor also benefits from partial double glazing.





NEATLY KEPT GARDENS

& PRIVATE PARKING

Externally, the home has a low-maintenance front garden and a monoblock driveway for off-street parking. In addition, it has a beautiful side garden that is fully enclosed and neatly landscaped, incorporating an artificial lawn and a raised patio area for alfresco dining. Framed by mature planting, it offers excellent privacy and captures lots of daily sun.

Extras: all fitted floor and window coverings, light fittings, integrated dishwasher, and a gas range cooker to be included in the sale.



DUNDEE



Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across

the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.



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