



**lindsays**

6 Dudhope Street  
Dundee, DD1 1JU





## Description

A rare opportunity to purchase an impressive detached period style villa which is located just a few minutes walk from Dundee City Centre and ideally located for all amenities. This lovely home is in move in condition throughout and offers spacious and versatile accommodation over two levels with many superb period features including working shutters and ornate coving. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the Range Cooker, American style fridge freezer and integrated dishwasher in the kitchen.

On entering the villa through the vestibule you will immediately be impressed with the fabulous hallway with ornate ceiling and sweeping staircase featuring ornate metal work. On the ground floor you will find a bright welcoming lounge with cosy multi-fuel stove, splendid dining room featuring a marble fireplace, ornate coving and two alcoves, double bedroom, spacious home office/study and at the rear of the villa the dining kitchen with ample room for a table and chairs which also boasts a scullery and large utility room with pantry and pulley. A useful cloakroom/WC completes the ground floor.

Ascending to the upper floor you will find four large double bedrooms and the stylish bathroom has both a double shower and bath.

Externally at the front of the villa lies a charming south facing garden laid mainly with lawn and mature borders. A paved patio lies next to the home ideal for enjoying the sun throughout the day. At the rear lies a large walled garden also laid mainly with lawn and secluded courtyard. There is a workshop, garden shed and timber garage. Parking is available on Dudhope Terrace and a residents permit can be bought for around £120 per annum.

This deceptively spacious home and convenient location can only be fully appreciated by viewing which is highly recommended.

- Vestibule & Hallway
- Lounge
- Dining Room
- Home Office
- Dining Kitchen
- Scullery & Utility Room
- Cloakroom/WC
- 5 Double Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Workshop & Garage

EPC Rating E

**OFFERS OVER £375,000**





*"A deceptively spacious detached period villa within walking distance of Dundee City Centre"*







## Area

Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen

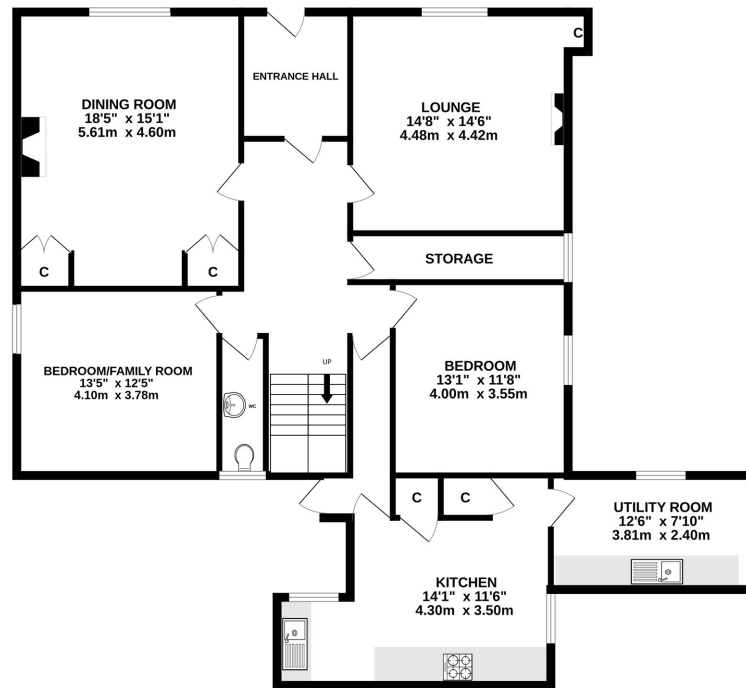
## Viewing

By appointment through Lindsays on 01382 802050

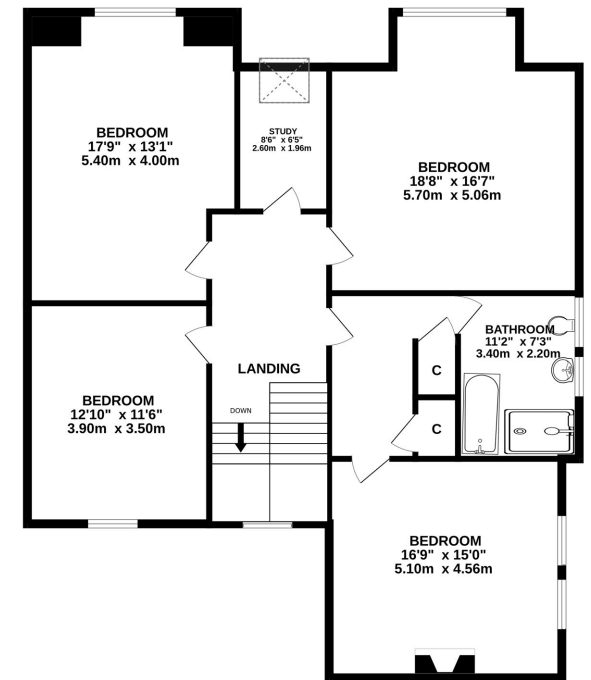




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.