



lindsays

Moraig, 30 Farington Street,
Dundee, DD2 1PF



Description

"Moraig" is a magnificent divided "Arts and Crafts" Style C listed extended villa which effortlessly combines period style charm and features with modern day family living. This rarely available family home boasts a host of original features including beautiful stained glass windows, bay windows, ornate internal wood panelling and lovingly maintained original herringbone flooring.

This superb two storey home offers spacious and versatile accommodation with an array of generous living areas designed for both relaxation and entertainment. The ground floor features an elegant south facing sitting room with fabulous River Tay views and a lovely gas fireplace, a formal dining room ideal for dinner parties which can be accessed from the hallway and the kitchen and the hub of the home, which is the bright dining kitchen with timeless shaker style units, high end appliances, luxury granite worksurfaces and breakfast bar. The room is flooded with natural light through the ceiling and has been extended to provide a living area with dual aspect windows. The ground floor is completed with the period style cloakroom/WC. A stairwell leads from the family room to a large multi-purpose room above the double garage. This can be a fourth bedroom and is currently used as family leisure and home office space.

Ascending the main stairwell to the upper floor you will find the delightful master bedroom with wonderful river views, bespoke fitted wardrobes and stylish en suite shower room with Jack and Jill basins and granite countertop. There are two further good-sized double bedrooms, one with plantation shutters, a family bathroom and an airing cupboard.

The south facing front garden has been lovingly maintained and is laid with lawn and a raised paved patio perfect for both relaxation and entertaining. There is a quality cedar greenhouse, beautiful summerhouse and shed, while a large basement underneath the property is ideal for storage. The double garage, with utility space, is accessed from Farington Street by an automatic garage door. At the rear of the villa lies a secluded garden laid with lawn and mature plants and shrubs.

Practical benefits include gas central heating, security alarm and part double glazing. The sash and case windows have been fitted with a draft proofing system. Included in the sale are all carpets, floorcoverings, curtains (except the main bedroom) and blinds where fitted, all white goods and the triple wardrobe in the second bedroom. Other items of furniture may be included by separate negotiation.

- Vestibule & Hallway
- Sitting Room
- Dining Room
- Open Plan Kitchen/Dining/Living Room
- Generous Bedroom 4 or Family Space
- Primary Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Cloakroom/WC
- Double Garage with Utility Area & Parking
- Landscaped Gardens
- Basement

EPC Rating D

OFFERS OVER £450,000



"A stunning "Arts and Crafts" style divided residence boasting fabulous River Tay views and located in the sought after West End of Dundee"





Area

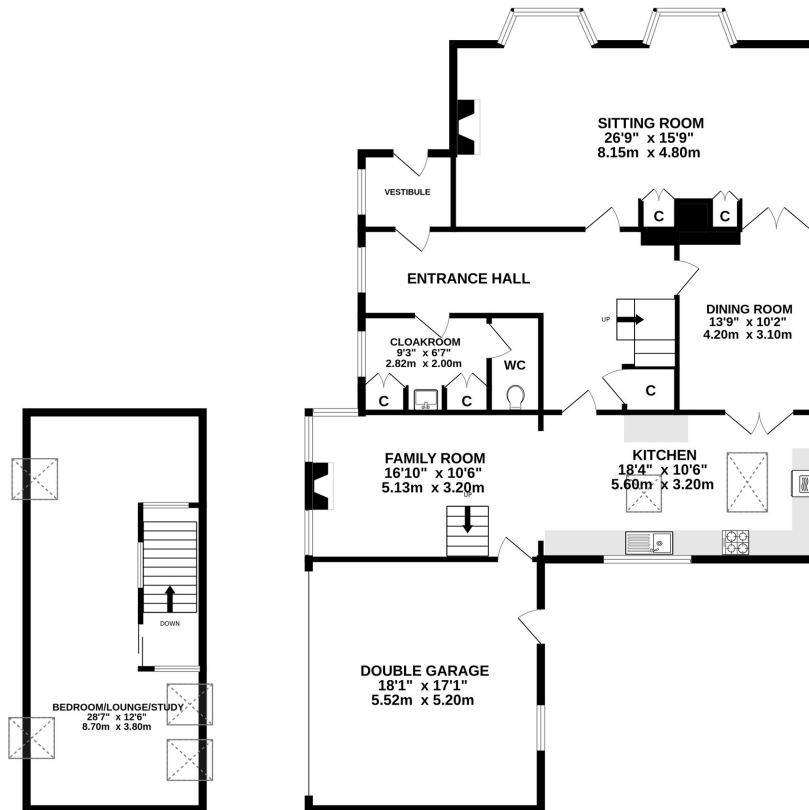
Farington Street is located in the leafy West End of Dundee just a short distance from Ninewells Hospital, Dundee University and the vibrant Perth Road with its variety of shops and restaurants. Harris Academy is just a few minutes walk along the Perth Road. Dundee is Scotland's fourth largest and notably 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 is 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

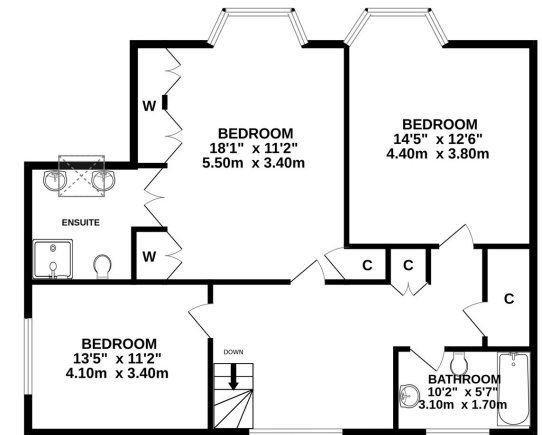
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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.
Made with Metropix ©2024



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.