



**lindsays**

20 Kelso Place  
Dundee, DD2 1SL





## Description

Nestled in a quiet street in the vibrant West End and just a few minutes from Ninewells Hospital lies number 20 Kelso Place. This tastefully altered and extended family home offers both spacious and versatile accommodation over two levels and can be adapted to suit a buyers needs.

Entering the home into the vestibule you can leave shoes and coats in the superb boot room. The airy hallway leads to the elegant lounge flooded with natural light and featuring a cosy wood burning stove. From the lounge opens a superb sunroom with vaulted ceiling and trendy bi-fold doors leading out to the fabulous south facing garden. Next door lies the hub of a busy home the kitchen/ diner with ample floor and wall units and room for a dining table and chairs along with an island and useful utility room. The generous family room is also south facing, with French doors leading to large decking area. The ground floor is completed with a double bedroom and WC.

Moving to the upper floor the delightful primary bedroom offers beautiful views out to the river and beyond and boasts a luxury en suite bathroom with fabulous freestanding bath and large shower. The guest bedroom has the best views in the house with amazing sun sets. There are two further double rooms and the family bathroom with separate bath and shower. Included in the sale are all carpets, floorcoverings, curtains and blinds where fitted along with integral kitchen appliances and Range Oven in the kitchen.

Arriving at the villa you will find a mono-bloc drive leading to a single garage. The main garden lies at the rear and being south facing benefits from sun throughout most of the day and looks through the trees to the River Tay. The garden is laid mainly with lawn and a large decked area. The shed and summerhouse will also be included in the sale.

This rarely available type of home in the sought after West End can only be fully appreciated by viewing which is highly recommended.

- Vestibule with Boot Room
- Lounge
- Sun Room with Bi Fold Doors
- Family Room
- Kitchen/Diner
- Utility Room & Cloakroom/ WC
- Primary Bedroom with En Suite Bathroom
- 4 Further Double Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Garage & Driveway
- South Facing Private Gardens

EPC Rating C

**OFFERS OVER £560,000**





*"An impressive detached five bedroom villa situated in a quiet street within the sought after West End"*







## Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

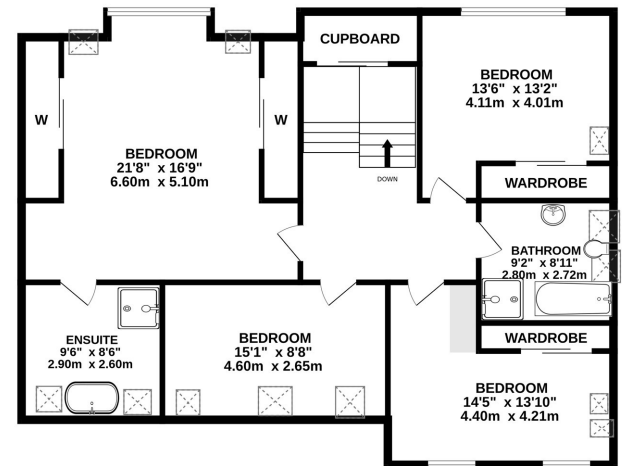
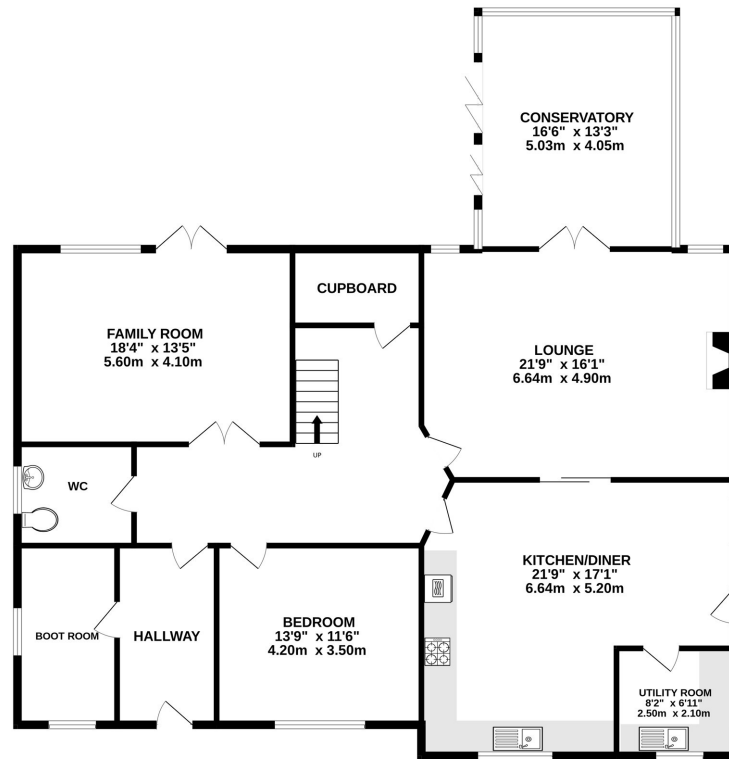
## Viewing

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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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.