



**Thorntons**   
The right way to move

## 3A Lammerton Terrace,

Dundee, DD4 7BP





## Summary

This property is the entire upper floor of a substantial, detached villa. The villa was divided into an upper and a lower apartment in 1951. It is situated in a quiet, tree-lined cul-de-sac in the Maryfield conservation area, and is accessed by its own private staircase. There is a private driveway and an enclosed rear garden. The dwelling comprises two south-facing bay-windowed living rooms, four double bedrooms, one of which is currently used as an office, a bathroom, a shower room and a dining hall with a large walk-in cupboard. There is a large attic. The property is close to public transport and offers easy access to main roads. Primary and secondary schools are nearby, as are supermarkets and other shops. Extras: All fitted floor coverings, some window coverings, light fittings, and kitchen appliances are included.

## Features

- Privately accessed first-floor dwelling
- Entrance vestibule and hallway
- Central dining hall
- Two south-facing living rooms
- Kitchen
- Four double bedrooms
- Bathroom
- Shower room
- Private rear garden with stores
- Large attic.
- Private driveway for parking
- Gas central heating and double glazing



“A first-floor, main-door dwelling in Dundee, with four bedrooms, two reception rooms, kitchen, dining hall, bathroom and shower room.”



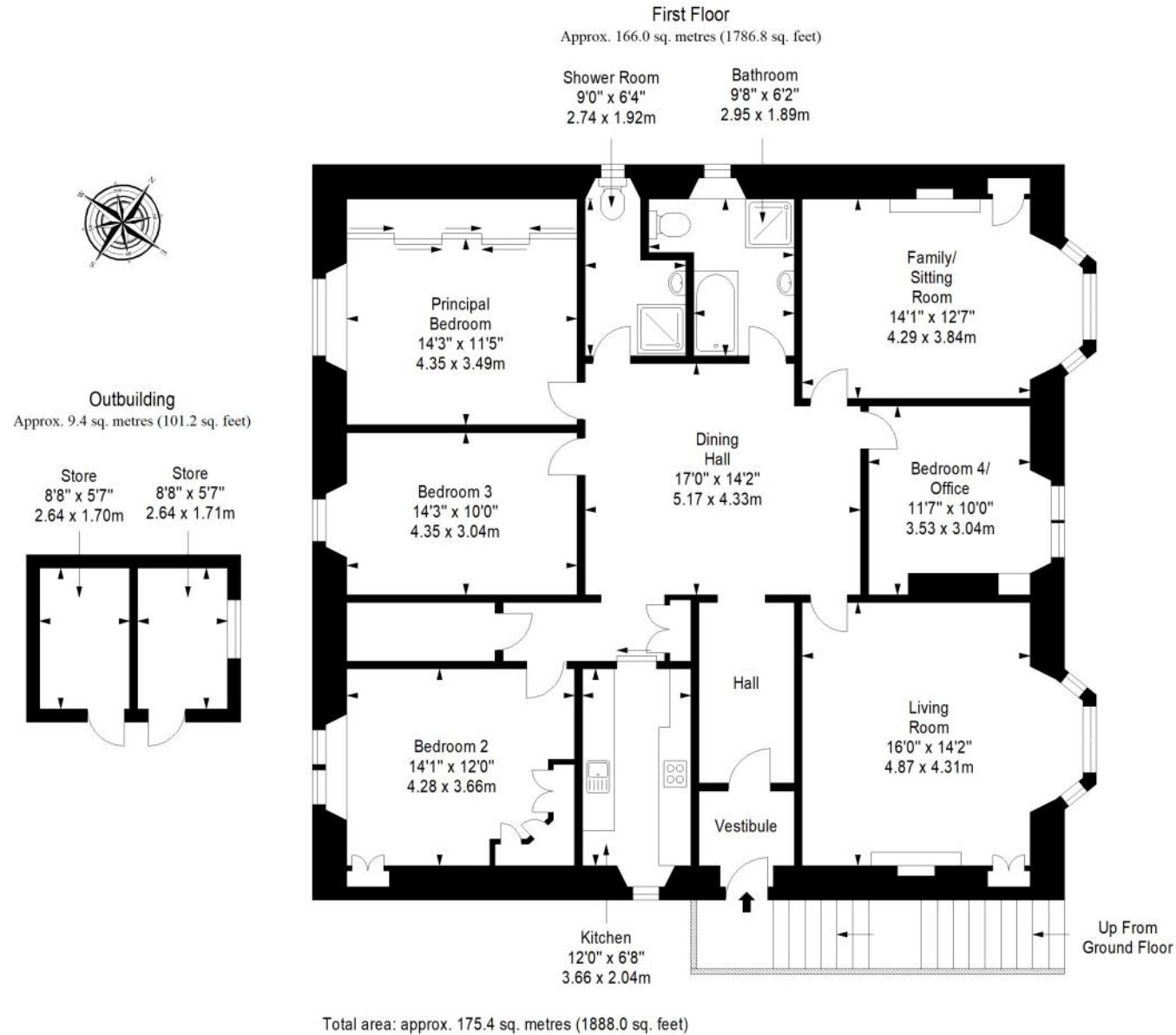




“This four-bedroom home is set within the Maryfield conservation area, close to amenities and scenic outdoor spaces.”



# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland