



Fairlie View House,
1 Dudhope Terrace, Dundee, DD3 6HG



Well presented substantial, traditional family home located on a large corner plot

6 Bed 2 Bath 3 Reception

Occupying a large, secluded corner plot, this significantly extended double fronted detached bungalow offers superb, flexible family accommodation extending to around 1845 square feet arranged over two levels. The elegant sitting room offers plenty of space to entertain and flows through to the additional living space offered by the large conservatory. On the ground floor there is also a spacious bay windowed formal dining room, a large, bright kitchen/breakfast room with integrated appliances (not warranted), two generous double bedrooms (one with bay). Lindsays are delighted to present Fairlie View House, a beautifully maintained and highly versatile six-bedroom traditional villa set on an impressive corner plot in one of Dundee's most desirable locations. Designed by the esteemed Scottish architect George Angus and built in 1840, this distinguished BListed property was one of the earliest villas constructed in the area now known as the Law Terraces. Rich in architectural character and historical significance, the home is named in honour of pioneering surgeon Margaret Fairlie, who dedicated her career to the former hospital that the property overlooks. The location on Dudhope Terrace offers easy access to local shops, reputable schools and regular public transport links, making it ideal for modern family living.

The property is entered through a welcoming vestibule and hallway that immediately reflects the traditional charm that continues throughout the home. The lounge and dining room form a particularly impressive space, with elegant cornicing and generous proportions that make it perfect for both everyday family life and formal entertaining. The large bookcase is not included in the sale although may be available by separate negotiation. A bright and inviting sitting room provides a second comfortable living area, enhanced by a beautifully crafted marble fireplace and a logburning stove that creates a warm, atmospheric focal point. The modern kitchen has been thoughtfully designed with extensive work surfaces, abundant storage and a central breakfastbar island, and includes the range cooker and white goods included in the sale. A large utility room offers additional practical space. Also on the ground floor is a modern shower room, finished in a style that complements the traditional features of the house, and a substantial double bedroom that could readily serve as an additional public room, office or playroom depending on the needs of the incoming family. Upstairs, the accommodation continues to impress. Two extremely spacious double bedrooms are connected by a contemporary Jack and Jill shower room, with one of the bedrooms offering ample space for a seating or office area. Three further bedrooms are located on this level, two of which are generous doubles, with the third providing excellent flexibility as either a bedroom or dedicated workspace. The upper level is completed by a wellappointed family bathroom with a shower over the bath.

Externally, the property benefits from expansive, fully enclosed grounds that wrap around the house on three sides. The front garden features a welltended lawn with mature shrubs and planting. To the side, an extensive lawn provides superb space for children to play, while the rear garden is designed for relaxation and entertaining, with lawned areas, patio space and a decked seating area ideal for enjoying the warmer months. A unique feature of the garden is the presence of an original wartime bunker.

Fairlie View House is an exceptional family home combining generous accommodation, beautiful period detail and extensive outdoor space. Its historic pedigree, modern comfort and highly convenient location make this a rare and highly appealing opportunity within the Dundee market.

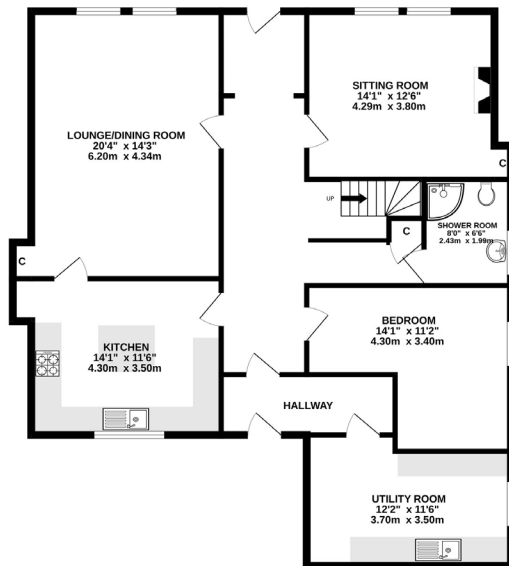
Features

- Vestibule & Hallway
- Lounge/Dining
- Sitting Room
- Kitchen
- Utility
- Shower Room
- Two Bedrooms with Jack & Jill ensuite
- Four Additional Bedrooms
- Family Bathroom
- Gardens
- EPC Rating D

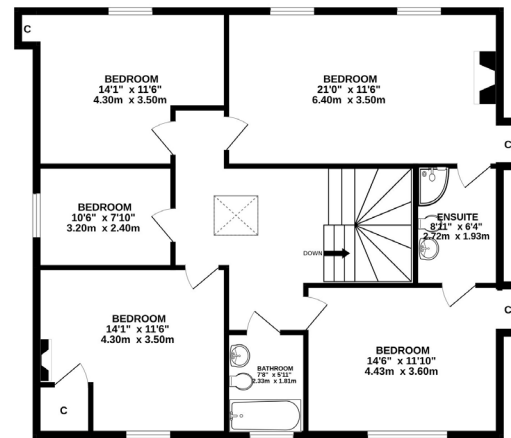
Offers Over £410,000

Home Report Value £420,000

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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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.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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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.