

Caird House
Apartments
172 Nethergate
Dundee DD1 4EE

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<u>APARTMENT</u>	<u>BED</u>	<u>SIZE</u>	<u>FLOOR LEVEL</u>	<u>PRICE</u>
TWO	2 Bed	114 m ²	Ground Floor	FIXED PRICE £340,000
THREE	2 Bed	107 m ²	Ground Floor	FIXED PRICE £340,000
FOUR	3 Bed	114 m ²	Lower Ground Floor	FIXED PRICE £270,000
FIVE	2 BED	109 m ²	Lower Ground Floor	RESERVED

Council Tax TBC | Factor Fee TBC | Reservation Fee £1,000 | Freehold

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172
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CONTENTS

04

THE FEATURES

06

THE LIFESTYLE

10

THE LOCATION

12

THE DEVELOPMENT

16

THE APARTMENTS





GENERAL SUMMARY OF ACCOMMODATION

features

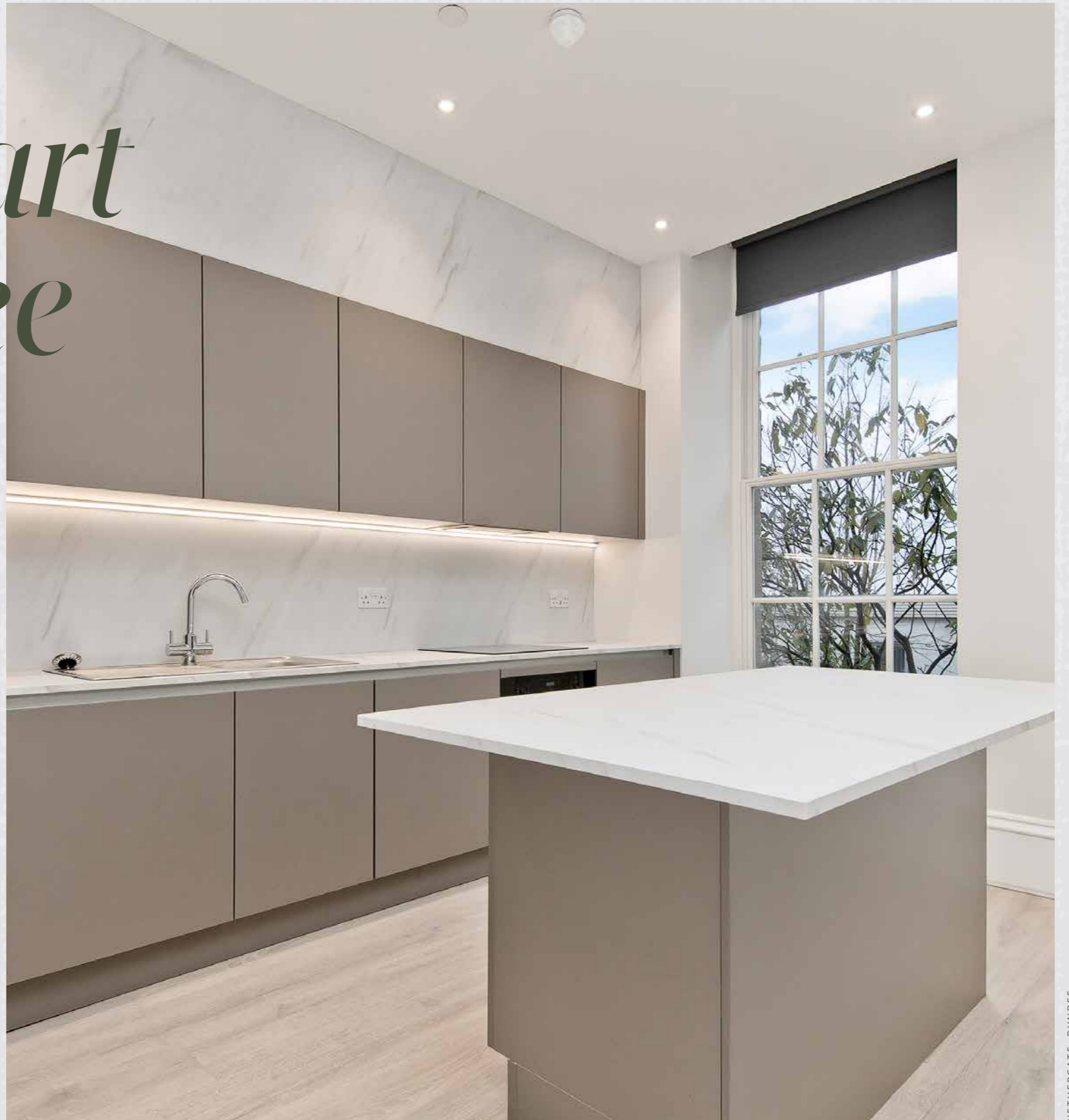
- Prime city-centre location within Dundee's University Conservation Area
- Newly completed development of four luxury apartments
- Distinguished Victorian listed townhouse
- Well-proportioned accommodation with generous internal footprints
- Predominantly south-facing rear aspects and open green outlook to the front
- Select apartments enjoying views across the River Tay
- All bedrooms are doubles – several with storage; all principal bedrooms en-suite
- Bathrooms and en-suites with baths, rainfall showers, and storage
- New gas central heating and new double-glazed windows
- Rear suntrap garden for all residents to enjoy
- Secure entry, interconnected alarms, and sprinkler system
- Electric gated side parking with an allocated space for each apartment

LUXURY LIVING

in the heart of Dundee



Offering an exclusive development of four apartments with an unrivalled central address, 172 Nethergate presents a considered blend of quality, comfort, and convenience in coastal Dundee. Set within the city's desirable West End, the development lies close to the River Tay and well placed for everything the city has to offer.





Arranged across the lower ground and ground floors of a handsome Victorian B-listed townhouse, the apartments are well-proportioned with generous internal footprints, enhanced by new traditional-style sash windows that admit excellent natural light. Sympathetically modernised and freshly completed, the interiors are presented in true move-in condition, finished in a calm neutral palette with contemporary detailing throughout.

Open-plan or connected living and kitchen spaces, together with multiple bathrooms, support modern lifestyles, while the central location offers excellent access to schooling, transport connections, and a wealth of attractions.



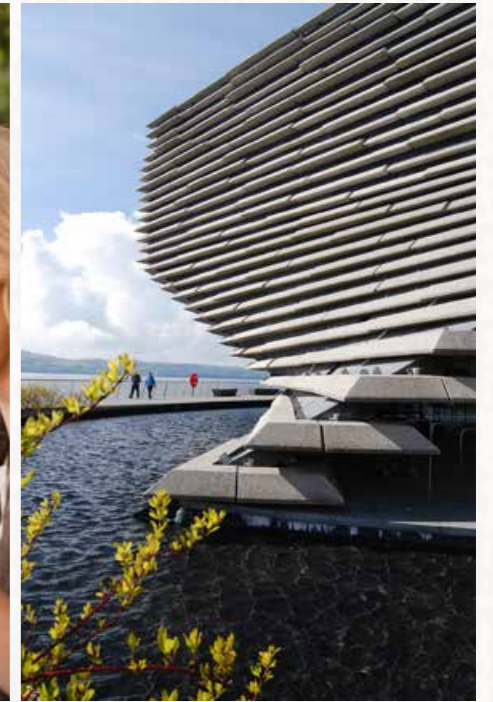
A SLICE OF HISTORY

The townhouse was completed in the early Victorian period as the town residence of the esteemed mill manager William Brown, during the early rise of the city's jute industry, which earned Dundee the affectionate nickname 'Juteopolis'. The imposing sandstone façade reflects this prosperity, featuring a distinctive double-bay frontage, balustraded steps, and a columned entrance porch.

A Category B listing recognises the building's architectural and historical significance, with its position within the University Conservation Area placing it among an impressive collection of notable heritage buildings.



THE LOCATION



a vibrant city setting

A UNESCO City of Design, Dundee offers a lively cultural scene centred around its revitalised waterfront, home to the V&A Dundee, RRS Discovery, and HM Frigate Unicorn. The city also boasts a broad selection of restaurants, cafés, theatres, leisure facilities, shopping, and green spaces.

Well-served by road, rail, and air — including regular flights to London City Airport — Dundee provides excellent connectivity both locally and further afield.

The location is also well placed for education, with the University of Dundee on the doorstep and a wide selection of well-regarded state and independent schooling options available across the city, catering for all ages and stages.

THE DEVELOPMENT

beautiful city residences



The development comprises four carefully curated apartments, each designed to balance the architectural presence of a period townhouse with the expectations of contemporary living. Living and kitchen spaces are arranged in either fully open-plan or subtly connected layouts, offering flexibility for entertaining and day-to-day life. Predominantly south-facing rear aspects enhance natural light, while an open green outlook to the front provides a welcome sense of calm. Select apartments also enjoy scenic views across the River Tay.





Kitchens are fully integrated and supplied by Selan Design of Broughty Ferry, featuring premium appliances and clean-lined cabinetry. Bathrooms and en-suites are also finished to a high standard, with elegant bath suites, rainfall showers, and practical storage. One apartment is further distinguished by an ornate ceiling rose and decorative cornicing within the main living space, providing a striking link to the building's historic origins.

Further benefits include new gas central heating, new double-glazed windows, a secure communal entrance, interconnected burglar, smoke, and fire alarms, and a sprinkler system. Residents also enjoy shared access to a south-facing rear garden, while parking is secured by electric gates with an allocated space for each apartment.



2

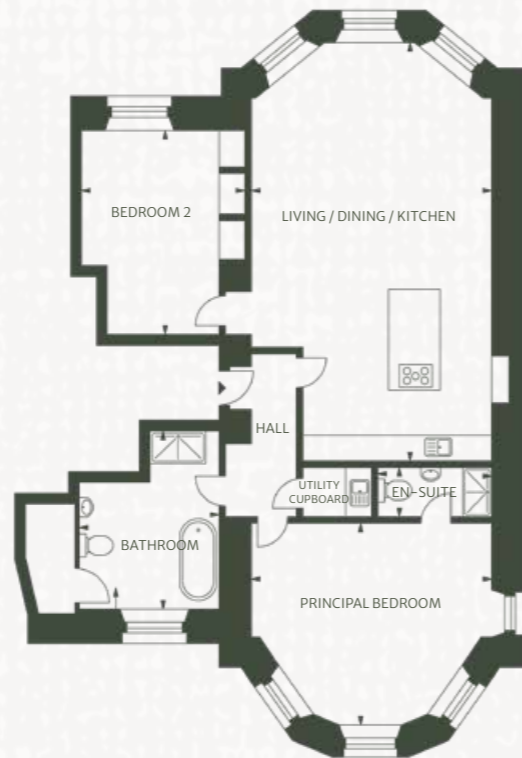
APARTMENT

114.0 m² | 2 BED | 2 BATH



Extending to approximately 114 square metres, this impressive ground-floor apartment features high ceilings throughout. A magnificent open-plan living and dining room is enhanced by elegant period detailing and illuminated by triple floor-length windows. The rear-positioned principal bedroom enjoys river views via tall windows with Juliet balconies. A second double bedroom, utility cupboard, and a spacious bathroom with bath, separate shower, and deep storage complete the accommodation.

ROOM	M (W x D)	FT (W x D)
Living/Dining/Kitchen	9.75 x 5.60	32'0" x 18'4"
Principal Bedroom	5.60 x 4.70	18'4" x 15'5"
En-suite	2.65 x 1.15	8'8" x 3'9"
Bedroom 2	4.75 x 3.80	15'7" x 12'6"
Bathroom	4.15 x 3.25	13'7" x 10'8"
Total Floor Area	114.0 m²	1227.1 ft²



GROUND FLOOR

3

APARTMENT

107.0 m² | 2 BED | 2 BATH



Totalling approximately 107 square metres, the second ground-floor apartment offers exceptionally airy proportions. The rear principal suite enjoys river views, mirrored fitted wardrobes, and an en-suite shower room. A generous open-plan reception room and kitchen, together with a bathroom featuring a bath and separate shower, and useful hall storage, complete the layout.

ROOM	M (W x D)	FT (W x D)
Living/Dining/Kitchen	8.70 x 5.40	28'7" x 17'9"
Principal Bedroom	5.55 x 4.95	18'3" x 16'3"
En-suite	3.35 x 1.75	11'0" x 5'9"
Bedroom 2	3.90 x 3.85	12'10" x 12'8"
Bathroom	2.70 x 2.70	8'10" x 8'10"
Total Floor Area	107.0 m²	1157.8 ft²



GROUND FLOOR

4

APARTMENT

114.0 m² | 3 BED | 2 BATH



This lower-ground-floor apartment extends to approximately 114 square metres and offers three double bedrooms, including a principal bedroom with twin windows and an en-suite shower room. A second bedroom features fitted wardrobes, while the third enjoys a peaceful rear position. An open-plan reception room and kitchen benefit from triple river-facing windows, with a bathroom featuring a bath and overhead shower, and cloak storage in the hall, completing this standout family home.

ROOM	M (W x D)	FT (W x D)
Living/Dining/Kitchen	6.90 x 5.50	22'8" x 18'1"
Principal Bedroom	5.40 x 4.70	17'9" x 15'5"
En-suite	3.40 x 1.25	11'2" x 4'1"
Bedroom 2	4.35 x 3.70	14'3" x 12'2"
Bedroom 3	4.35 x 2.95	14'3" x 9'8"
Bathroom	3.40 x 1.85	11'2" x 6'1"
Total Floor Area	114.0 m²	1227.1 ft²



LOWER GROUND FLOOR

5

APARTMENT

109.0 m² | 2 BED | 2 BATH



Extending to approximately 109 square metres, the second lower-ground-floor apartment offers two double bedrooms, including a generous principal suite with an en-suite shower room and dressing room. The reception room enjoys a river-facing position and connects to a kitchen with a breakfast peninsula and pantry. A bathroom with bath and separate shower, and a practical utility room with access to the garden grounds, complete the accommodation.

ROOM	M (W x D)	FT (W x D)
Living/Dining Room	5.35 x 4.90	17'7" x 16'1"
Breakfasting Kitchen	4.35 x 2.95	14'3" x 9'8"
Utility Room	2.80 x 2.75	9'2" x 9'0"
Principal Bedroom	4.60 x 4.25	15'1" x 13'11"
En-suite	2.55 x 2.30	8'4" x 7'7"
Bedroom 2	5.40 x 3.45	17'9" x 11'4"
Bathroom	3.90 x 2.55	12'10" x 8'4"
Total Floor Area	109.0 m²	1173.3 ft²



LOWER GROUND FLOOR

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.
All sizes are approximate.