



Flat 5 St. Helens 474 Perth Road,
Dundee DD2 1LL



Impressive apartment in a divided Baronial villa in the highly desirable West End of Dundee

2 Bed 2 Bath 2 Reception

Lindsays are delighted to offer to the market this truly impressive B listed Baronial style divided villa arranged over two floors, which effortlessly combines grand period character with modern convenience.

The accommodation on the entrance level includes a welcoming vestibule with turret feature and leads to the contemporary kitchen which is fitted with a range of integrated appliances. There is a magnificent lounge, generously proportioned and flooded with natural light from a beautiful bay window, further complemented by the feature fireplace and an exquisite statement mirror above. Sliding doors from the lounge lead seamlessly into the versatile library/dining room, perfect for entertaining or quiet relaxation. A well appointed shower room completes this level.

On the lower floor, there are two bedrooms one of which has an en-suite bathroom. A second double bedroom has built in wardrobes and enjoys French doors opening directly onto the private garden. Additional accommodation includes a dressing room/utility space and a large store, ensuring practicality matches the home's elegant aesthetic. A previous owner had plans drawn up to incorporate the dressing room and storage into the existing bedrooms to offer another ensuite and additional bedroom space.

Externally, there is a shared driveway accessed from Perth Road leading to four designated parking spaces. There is also a lovely private garden to the side and rear.

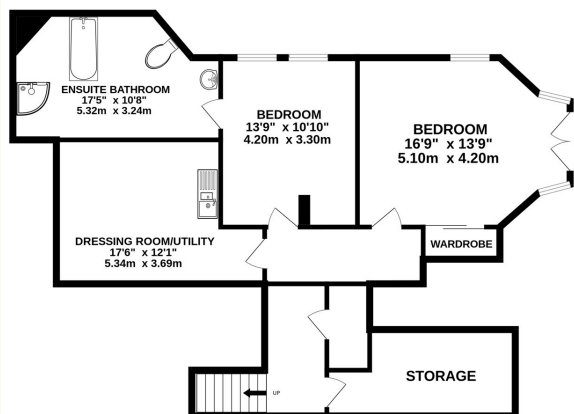
Early viewing is highly recommended to fully appreciate the property on offer.

Features

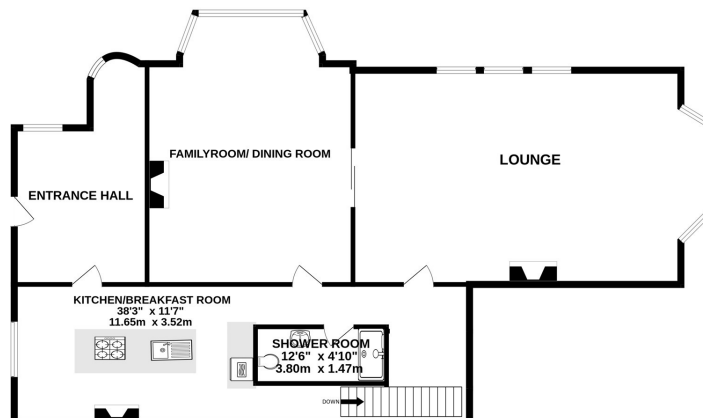
- Vestibule
- Bright and spacious Lounge with bay window and feature fireplace
- Library/Dining Room
- Large Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Ensuite Bathroom
- Dressing Room/Utility Room
- Gas Central Heating
- Double Glazing
- Gardens
- Designated Parking
- EPC Rating C

Fixed Price £360,000

BASEMENT LEVEL



GROUND 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'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 Jordanstone 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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

01382 802050

dundeeproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.