



**"Drumkilbo" 8 Oxford Street,  
Dundee, DD2 1TJ**



*tastefully presented detached home in a sought after West End location*

3 Bed   2 Bath   2 Reception

Located in a very desirable area of the vibrant West End of Dundee this lovely home will suit a variety of buyers including those looking to downsize. The property has been upgraded by the current owners to a high standard and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding dishwasher in the kitchen.

The accommodation is spread over two levels and can be adapted to suit a buyers needs. On the ground floor you will find a comfortable dining/family room featuring a cosy wood burning stove and leading to a contemporary kitchen. The living room is located at the rear and boasts French doors leading to the lovely garden. There is a good sized double bedroom, shower room and utility store which completes the ground floor. Moving to the upper floor you will find two good sized double bedrooms with both benefitting from lovely views out to the river and beyond. There is a family bathroom with shower attachment on the bath.

The property sits on a substantial plot with delightful garden grounds. At the front lies a mono-bloc driveway providing excellent off street parking and a charming garden laid with lawn and pretty flower borders. The main garden lies at the rear and being south facing benefits from sun throughout the day. It looks out towards the River Tay and boasts a large paved patio, lawn and a variety of colourful plants and shrubs. The garden store will also be included in the sale.

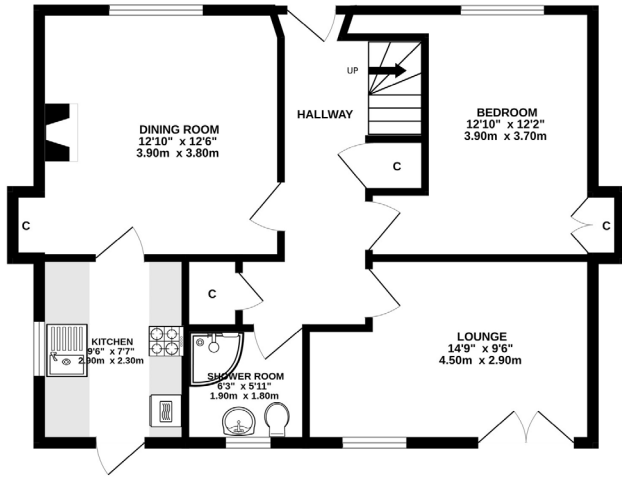
Oxford Street is in close proximity to Ninewells Hospital and all local amenities and we strongly recommend early viewing.

**Features**

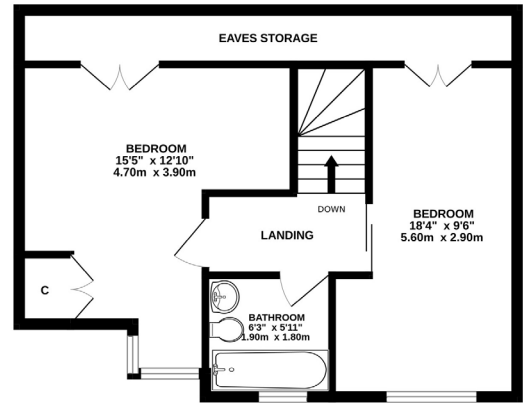
- Hallway
- Lounge
- Dining/Family Room
- Kitchen
- 3 Double Bedrooms
- Shower Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Generous Gardens
- Chain Free
- EPC - C

**Offers Over £325,000**

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'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

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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.