



3 Scotswood Terrace,
Dundee DD2 1PA



Beautifully presented four bedroom detached Victorian villa in a much sought after West End location

4 Bed 1 Bath 2 Reception

This substantial Victorian double-fronted detached villa offers an impressive blend of period charm and generous living space, ideal for modern family life. The property is entered via an elegant vestibule with original tiled floor leading into a welcoming reception hallway.

To the front, a beautifully proportioned lounge features a striking bay window, flooding the room with natural light, alongside a characterful wood-burning stove creating a warm and inviting focal point. A formal dining room, also benefitting from a bay window, showcases a feature marble fireplace and retains original bi-fold doors which open seamlessly into the kitchen, enhancing both flow and functionality.

The kitchen is centred around a traditional Aga, offering both practicality and timeless appeal. A separate utility room and WC completes the ground floor accommodation.

A sweeping wooden staircase, illuminated by an eye-catching stained glass window, leads to the first floor where further accommodation awaits. Here two generous double bedrooms enjoy bay windows, while a third double bedroom benefits from a dual aspect, creating bright and airy living spaces throughout. The fourth bedroom is currently utilised as a dressing room, offering flexibility to suit a variety of needs.

The contemporary family bathroom has been thoughtfully reconfigured from two separate rooms to create a spacious and well-appointed suite featuring a bath, separate shower enclosure, and his-and-hers sinks.

The property is south facing and enjoys stunning views across the River Tay while retaining an abundance of original period features. The attic offers excellent potential for conversion, subject to the necessary consents, providing an opportunity to create additional living space. Items of furniture, the washer dryer in the utility room and the garden equipment are available to purchase by separate negotiation if required.

Externally beautifully maintained gardens wrap around the property and are a combination of lawn, patio areas with feature lighting, and a number of mature plantings. There are a number of external stores including a log store, extensive cellar and boiler room. A detached garage with electric door, power and light is accessed via the back gate from Blackness Road.

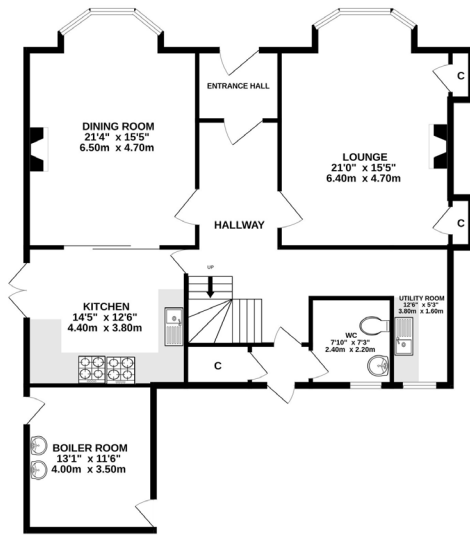
This bright and beautiful home can only be fully appreciated by viewing which is highly recommended.

Features

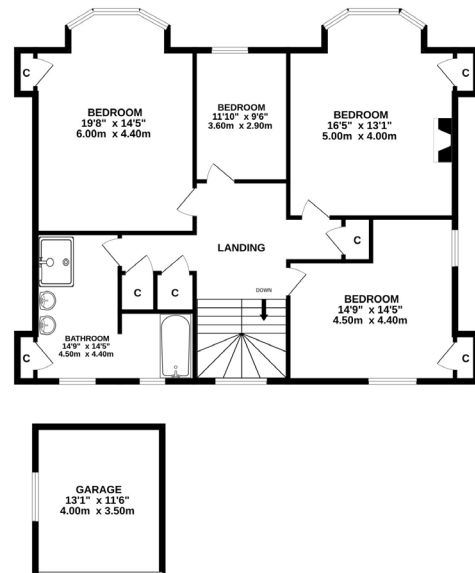
- Vestibule
- Reception Hallway
- Bright and spacious Lounge
- Dining Room
- Fitted Kitchen
- Four Bedrooms
- Family Bathroom
- Utility Room & WC
- Large Attic Space
- Extensive Basement
- Mature Gardens, Log Store
- Outouses inc. Boiler/ Drying Room
- Garage
- EPC Rating D

Offers Over £550,000

GROUND FLOOR



1ST FLOOR



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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

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