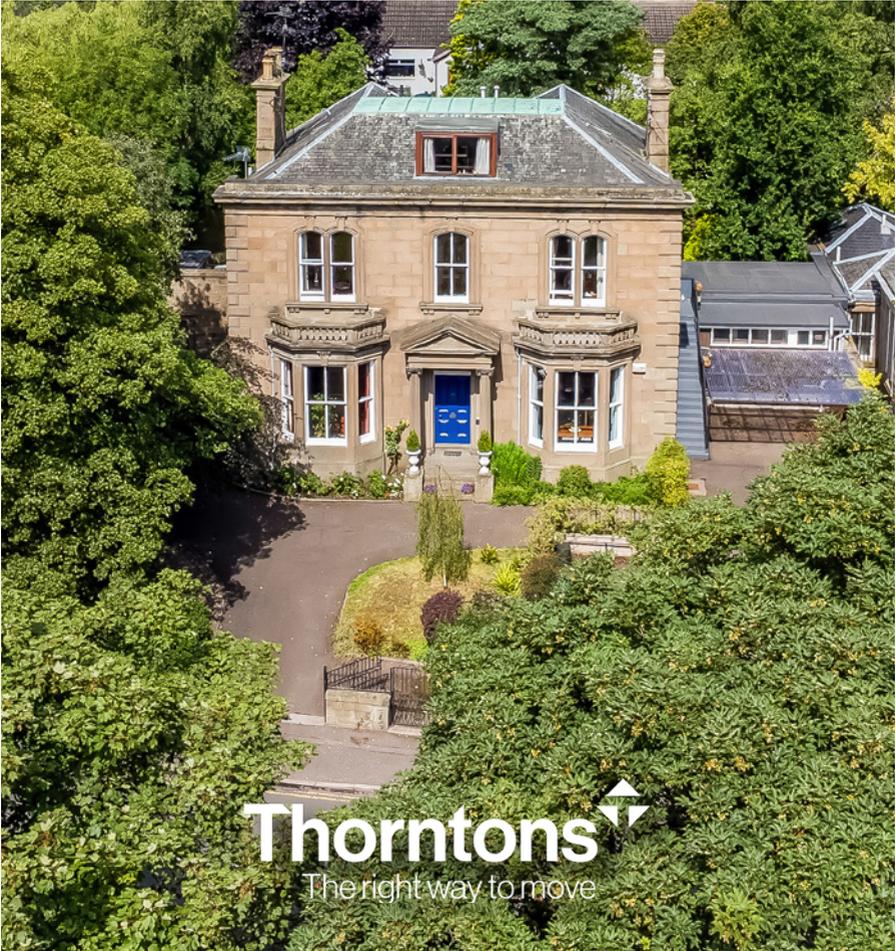


12 DUDHOPE TERRACE

Dundee, Angus, DD3 6HG



WELCOME TO

12 DUDHOPE TERRACE

Covering over 2,764 square feet, this main-door ground-floor apartment in Dundee is a substantial three/four-bedroom residence, which forms part of a stunning B-listed Victorian villa (circa 1860).



GENERAL FEATURES

- Expansive ground-floor apartment
- Covering over 2,764 square feet
- Part of a B-listed Victorian villa
- In the Law Terraces conservation area
- Impressive period features
- EPC Rating - E

ACCOMMODATION FEATURES

- Private main-door entrance
- Vestibule and reception hall
- Living room with a bay window
- Drawing/formal dining room with a bay window
- Spacious dining kitchen
- Utility room with a larder
- Side hall with built-in storage
- Three large double bedrooms
- Modern three-piece bathroom
- Modern three-piece shower room
- Gas central heating & traditional windows

EXTERNAL FEATURES

- Gated front garden/driveway
- Beautiful mature rear garden
- Generous storage facilities
- Private single garage

CONTENTS

04 FLOORPLAN

08 ENTRANCE

A grand welcome to a substantial apartment

10 RECEPTION ROOMS

Two expansive reception rooms

14 KITCHEN

A spacious dining kitchen for family meals

18 BEDROOMS

Three double bedrooms with generous floorspace

22 BATHROOMS

A modern bathroom and shower room

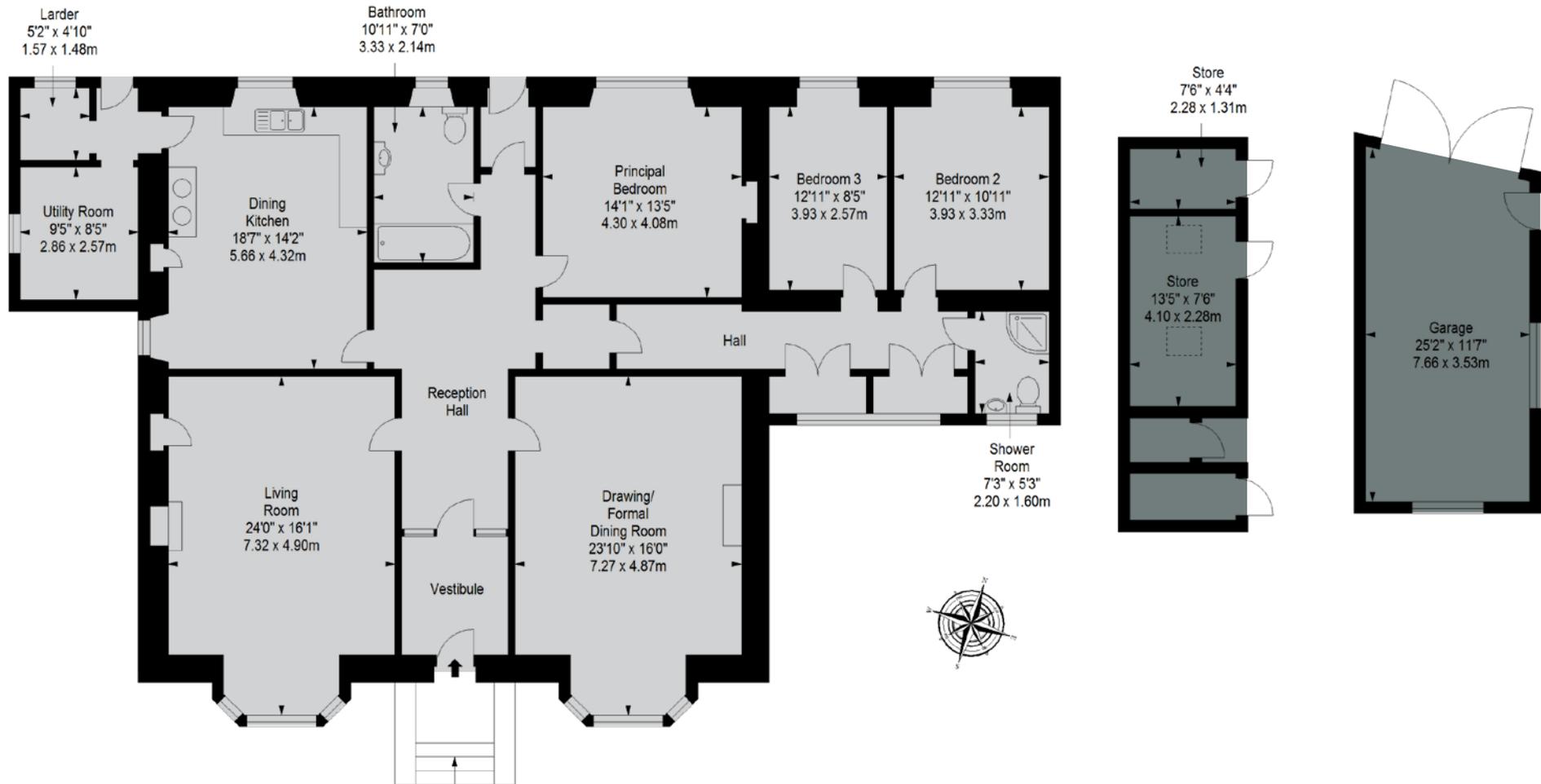
24 GARDEN & APRKING

Manicured gardens and secure parking

26 THE AREA

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary

The floorplan is for illustrative purposes. All sizes are approximate.



Set beside Dudhope Park in the Law Terraces conservation area, this rarely available ground-floor apartment has a sought-after position in Dundee, set within easy reach of the city centre. The exclusive main-door property forms part of a B-listed nineteenth-century villa, boasting expansive rooms with impeccably high ceilings and impressive

period features. It offers versatile configurations for the new owners, providing three/ four double bedrooms and two/one reception rooms. The south-facing home also features generous private parking and beautiful mature gardens.





A GRAND WELCOME

TO A SUBSTANTIAL APARTMENT

Instantly impressive, the traditional building has an attractive symmetrical façade, with the home's private front door flanked by Roman-style Ionic columns. Inside, a broad vestibule, with a Victorian tiled floor, ensures a warm welcome, leading into a reception hall that provides a glimpse of the accommodation to follow.



RECEPTION ROOMS

TWO EXPANSIVE RECEPTION ROOMS WITH LAVISH PERIOD FEATURES

The living room immediately catches the eye with its expansive footprint and wealth of period details. Here, a south-facing bay window ensures a light-filled ambience, whilst the ceiling's incredible plaster frieze draws attention to the lofty proportions.

Elegant and inviting, this room is further enhanced by a feature open fireplace, framed by an imposing marble mantelpiece. A second reception area mirrors the living space in its significant proportions and period details, including a south-facing bay window, elaborate cornice work, and a feature open fireplace. This area is well-suited for use as a drawing room or as a formal dining room. If required, it could alternatively be used as a fourth double bedroom.







A SECOND RECEPTION AREA MIRRORS THE LIVING SPACE IN ITS SIGNIFICANT PROPORTIONS AND PERIOD DETAILS, INCLUDING A BAY WINDOW, ELABORATE CORNICE WORK, AND A FEATURE OPEN FIREPLACE





DINING KITCHEN

In the dining kitchen, a spacious footprint affords ample room for a table and chairs, with plenty of space leftover for additional storage solutions. It is fitted with base cabinets and generous worksurfaces, all arranged in an L-shape. It comes with an Aga cooker and room for additional freestanding appliances. Plus, a neighbouring utility room provides garden access and a larder.



A SPACIOUS
DINING
KITCHEN
FOR FAMILY
MEALS



THREE DOUBLE BEDROOMS

WITH GENEROUS FLOORSPACE

The three bedrooms are all generous doubles that accommodate an excellent choice of bedside furnishings, including study areas and seating. The principal bedroom, with the largest footprint, is decorated in classic wallpaper redolent of William Morris interiors. The traditional-inspired look is further complemented by period details, from another handsome feature fireplace, to highly ornate corning, and large sash windows with working original shutters. Meanwhile, the two remaining bedrooms are both lightly decorated; they are located just off a side hall, providing two double-door storage cupboards.

Extras: all fitted floor and window coverings, light fittings, and an Aga cooker to be included in the sale. A fridge, freezer, dishwasher, and washing machine may be available by separate negotiation.







WASHROOMS

A MODERN BATHROOM & SHOWER ROOM

Conveniently located by the bedrooms, the home is completed by a large bathroom and a separate shower room, both of which are equipped with modern three-piece suites. The bathroom also has an overhead shower and a towel radiator. For year-round comfort, the property has gas central heating, alongside traditional windows for a flood of natural light.

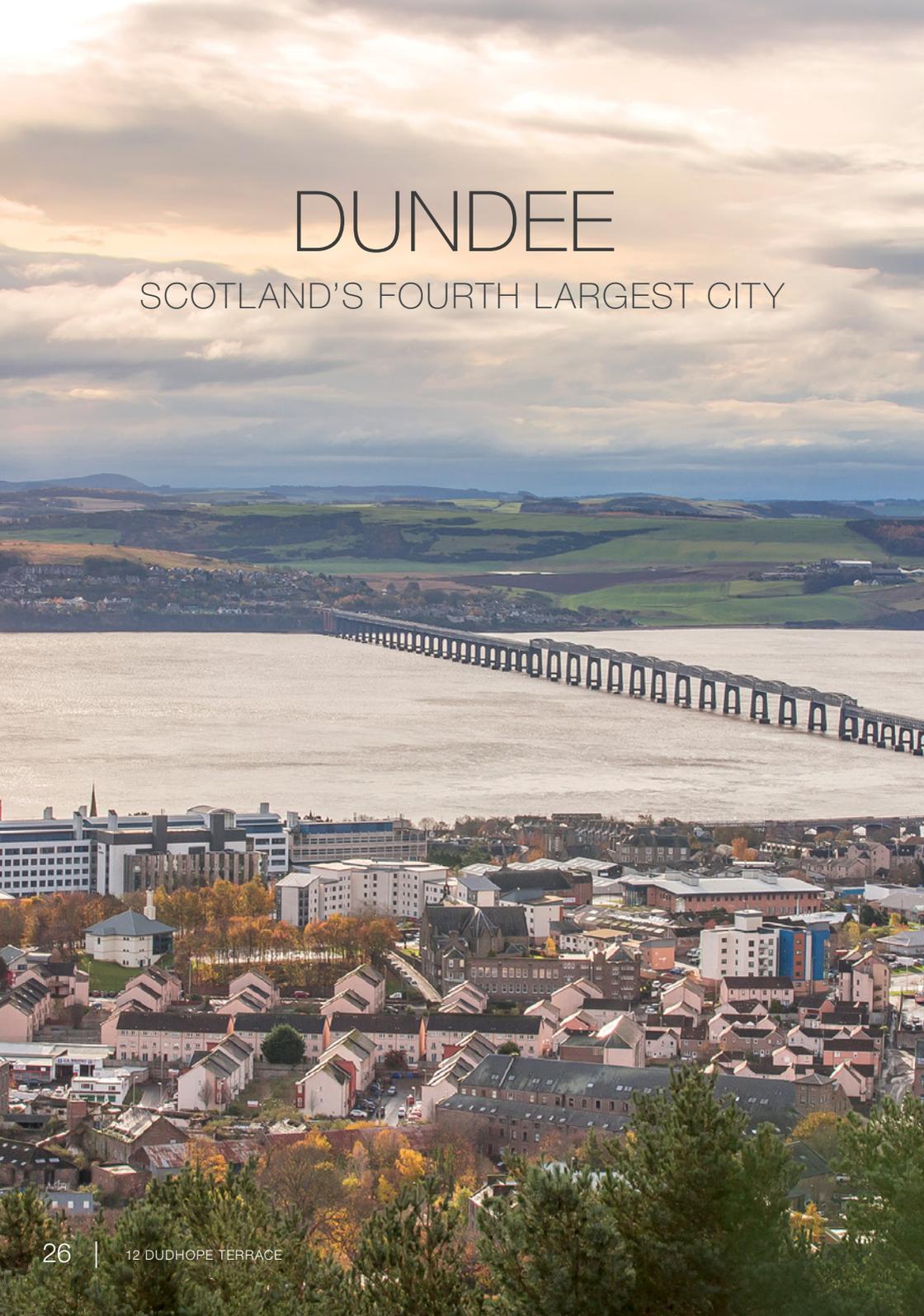


GARDEN & PARKING

The home benefits from beautiful private gardens and secure parking. There is an easy-to-maintain front garden/gated driveway, providing extensive parking in addition to a private single garage. There is also a fully-enclosed rear garden, which is perfect for families. Laid with a sweeping lawn, it is backed by mature trees, and enjoys excellent privacy and fantastic external storage; plus, it captures lots of sun throughout the day.

DUNDEE

SCOTLAND'S FOURTH LARGEST CITY



Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum.



Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail

outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.



Thorntons

The right way to move

► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS