


# BRIDGEVIEW

Duncraig House, 3 Glamis Road, Dundee, DD2 1LZ



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# WELCOME TO BRIDGEVIEW

An exclusive first-floor apartment which forms part of the B-listed Duncraig House: one of Dundee's most prestigious properties, located within the highly sought-after West End Suburbs conservation area.



## GENERAL FEATURES

- An exclusive first-floor apartment
- Part of the B-listed Duncraig House (1890)
- In the West End Suburbs conservation area
- Well-retained period features
- Spectacular views to the River Tay

## ACCOMMODATION FEATURES

- Central hall with two built-in cupboards
- Living/dining room with stunning views
- Modern breakfasting kitchen
- Large principal bedroom with an en-suite
- Two double bedrooms with 2pc shower cubicles
- Family bathroom with a 3pc suite
- Gas central heating & traditional sash windows

## EXTERNAL FEATURES

- Stunning landscaped communal gardens
- Secure private residents' parking
- EPC Rating - D

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Three double bedrooms with their own shower

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A family bathroom and an en-suite shower room

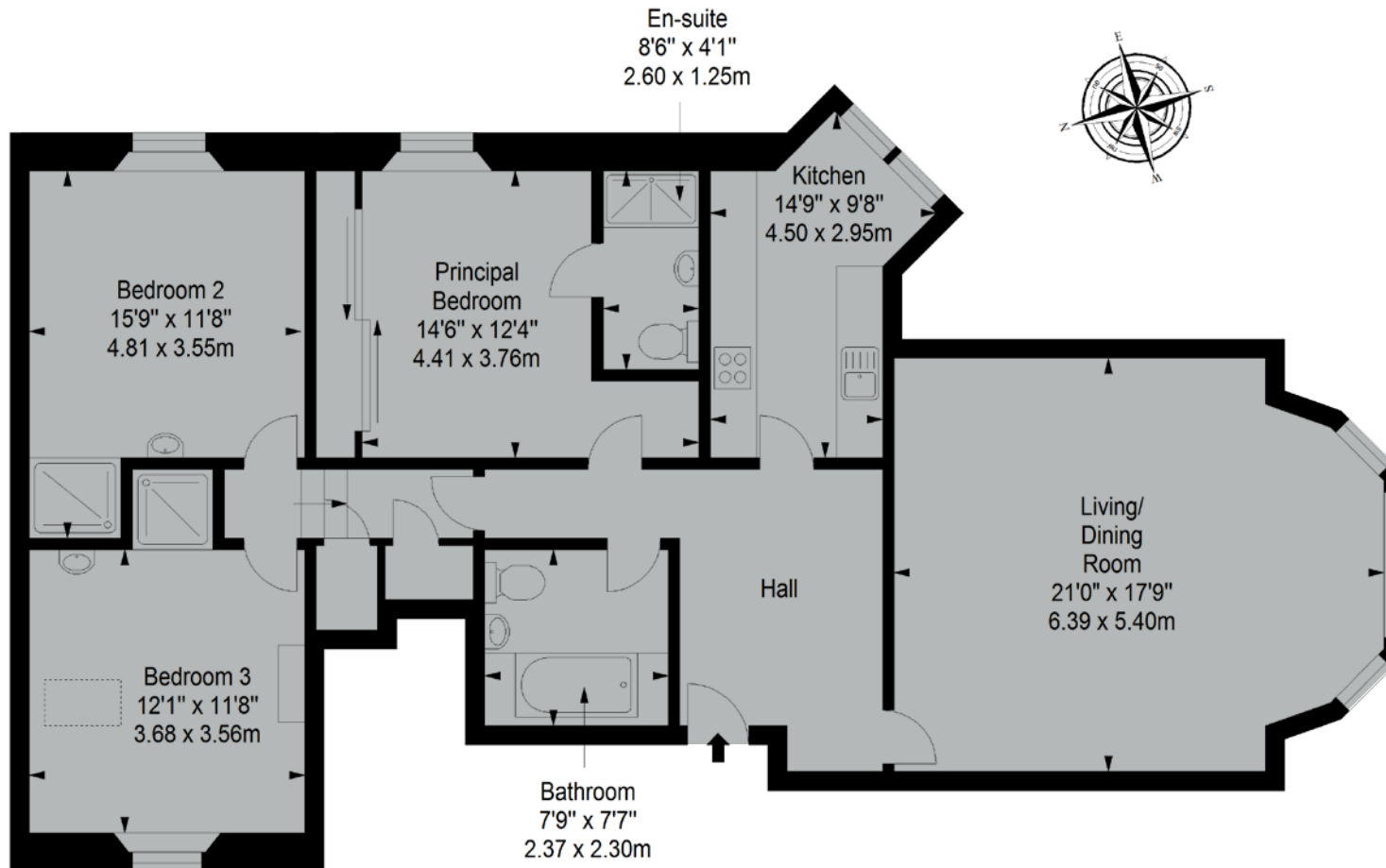
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Short description

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Stunning communal gardens and secure residents' parking

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





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# WELCOME INSIDE

## BRIMMING WITH PERIOD FEATURES

Entering Duncraig House, you are greeted with an impeccable welcome thanks to a shared hallway that is framed by an ornate Jacobean-style staircase and magnificent stained-glass windows. The lovely introduction continues as the front door to the apartment opens into a central hall, offering two storage cupboards and a glimpse of the accommodation to follow.



# A SOUTH-FACING LIVING/DINING ROOM WITH SPECTACULAR VIEWS

The south-facing living/dining room has an expansive footprint for an excellent choice of comfy lounge furnishings and a table and chairs for casual meals with friends and family. Here, olive tones are paired with white detailing and a wood-textured floor to create an elegant style that enhances a relaxed environment. A handsome feature fireplace forms a natural focal point for the room, whilst a sweeping bay window catches the eye, framing a spectacular panoramic view over the River Tay. A neat picture rail and smooth cornice work complete the attractive aesthetic.





*A handsome feature fireplace forms a natural focal point for the room, whilst a sweeping bay window catches the eye, framing a spectacular panoramic view over the River Tay*







# THE KITCHEN

FITTED WITH MODERN CABINETS AND COMPLEMENTARY WORKTOPS

The kitchen has an attractive design that provides a generous amount of storage and excellent worksurface space. The appealing look is completed by chic splashback tiles and integrated appliances for a streamlined finish (induction hob, double oven, fridge/freezer, dishwasher, and washing machine). Finally, it is also fronted by two oversized windows, which form the ideal backdrop for a breakfast table and chairs – perfect for morning coffee with a view.

# THREE DOUBLE BEDROOMS

WITH THEIR  
OWN SHOWER

Located throughout the apartment are three large double bedrooms that offer plenty of space for bedside furnishings. All the rooms are decorated in crisp white to enhance an airy ambience and they are fitted with plush carpets for maximum comfort. The principal bedroom has the largest footprint, as well as an en-suite and built-in wardrobes, whilst bedrooms two and three are each fitted with their own washbasin and shower cubicle. In addition, the third bedroom has a beautiful period fireplace as an eye-catching feature.







# A FAMILY BATHROOM

## AND AN EN-SUITE SHOWER ROOM

For added convenience, the home has a family bathroom (with a handheld shower) and an en-suite shower room (attached to the principal bedroom). Both are enveloped in tiles, and fitted with three-piece suites. Furthermore, bedrooms

two and three each have a modern shower cubicle and washbasin. The property has gas central heating for year-round comfort and traditional sash windows for an abundance of natural light.





# GARDENS & PARKING

## STUNNING COMMUNAL GARDENS AND SECURE RESIDENTS' PARKING

Set within manicured grounds, Duncraig House has stunning landscaped gardens that are for communal use. Offering sprawling lawns and neat dining patios, it provides a true outdoor haven for residents, as well as excellent privacy thanks to mature planting. A residents' car park, secured via a large gate, provides ample parking for homeowners.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



# DUNDEE

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.





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## ► 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

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