Craigside, 1A Glamis Road, West End, Dundee, DD2 1LZ

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Exclusive detached villa in Dundee's West End

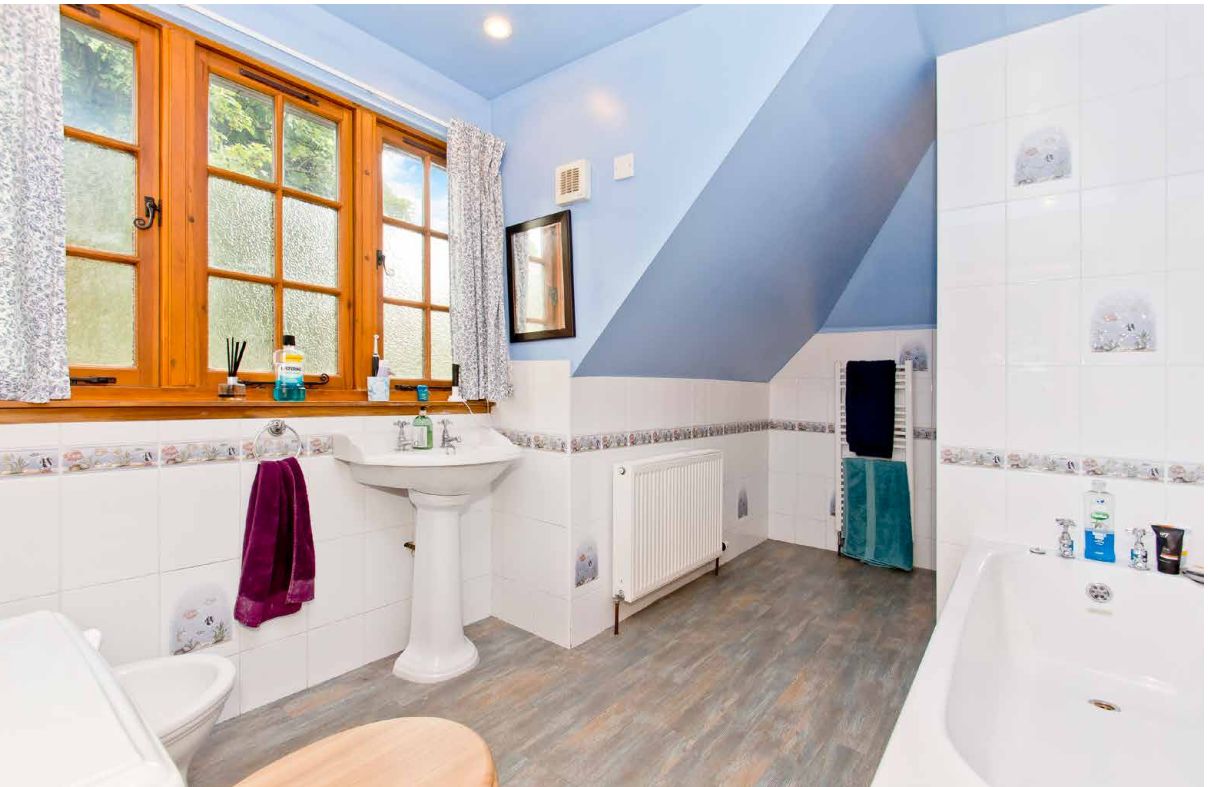
Covering over 4200 square feet, this exclusive detached villa represents the ultimate family home, bringing substantial, light-filled accommodation to the fore. The exceptional property, located in Dundee's sought-after West End, boasts six double bedrooms, three grand reception rooms (plus a private study), and two bathrooms with five-piece suites.

The home further benefits from vast wraparound gardens, extensive parking, and an elevated position with a south-facing aspect and awe-inspiring views to the River Tay.

Craigside impresses from the outset, with its leafy approach via a private driveway and exceptionally beautiful façade. Inside, the accommodation exceeds the exterior promise, with the front door opening to a porch that leads into a reception hall with a WC cloakroom and a walk-in store. It flows naturally to the sitting room, which spans the entire depth of the property. This incredible space, floored in solid oak, features a bay window to the south-facing front, French doors to the rear garden, and a sweeping floorplan for endless lounge configurations. It is also framed by a magnificent open fireplace with a realistic gas flame. Next door, the dining room has equally high standards, also with an open gas fireplace and French doors, this time opening to a front loggia. A family room with patio doors to another loggia provides a third reception area, whilst a secluded study is perfect for working from home.

In the dining kitchen, a farmhouse-inspired design complements the villa's character, fitted with modern cabinets and chunky wood-style worktops, framed by ocean-blue splashbacks. The handsome arrangement is organised around a floating island, with ample room for a table for casual dining.

It comes equipped with an integrated gas hob, raised oven, fridge, and dishwasher, as well as a range cooker. Supplementing the kitchen is a large utility room with a walk-in store.



From the hall, a naturally-lit staircase (with feature windows) leads to the first-floor landing, where there is excellent storage and six generously proportioned double bedrooms (one with built-in wardrobes).

The master bedroom further boasts a luxurious five-piece en-suite, consisting of a bathtub, shower enclosure, WC suite, and bidet. Completing this unrivalled property is a bright five-piece family bathroom, styled similar to the en-suite and with eaves storage. Double-glazed windows and gas central heating ensure optimal comfort.

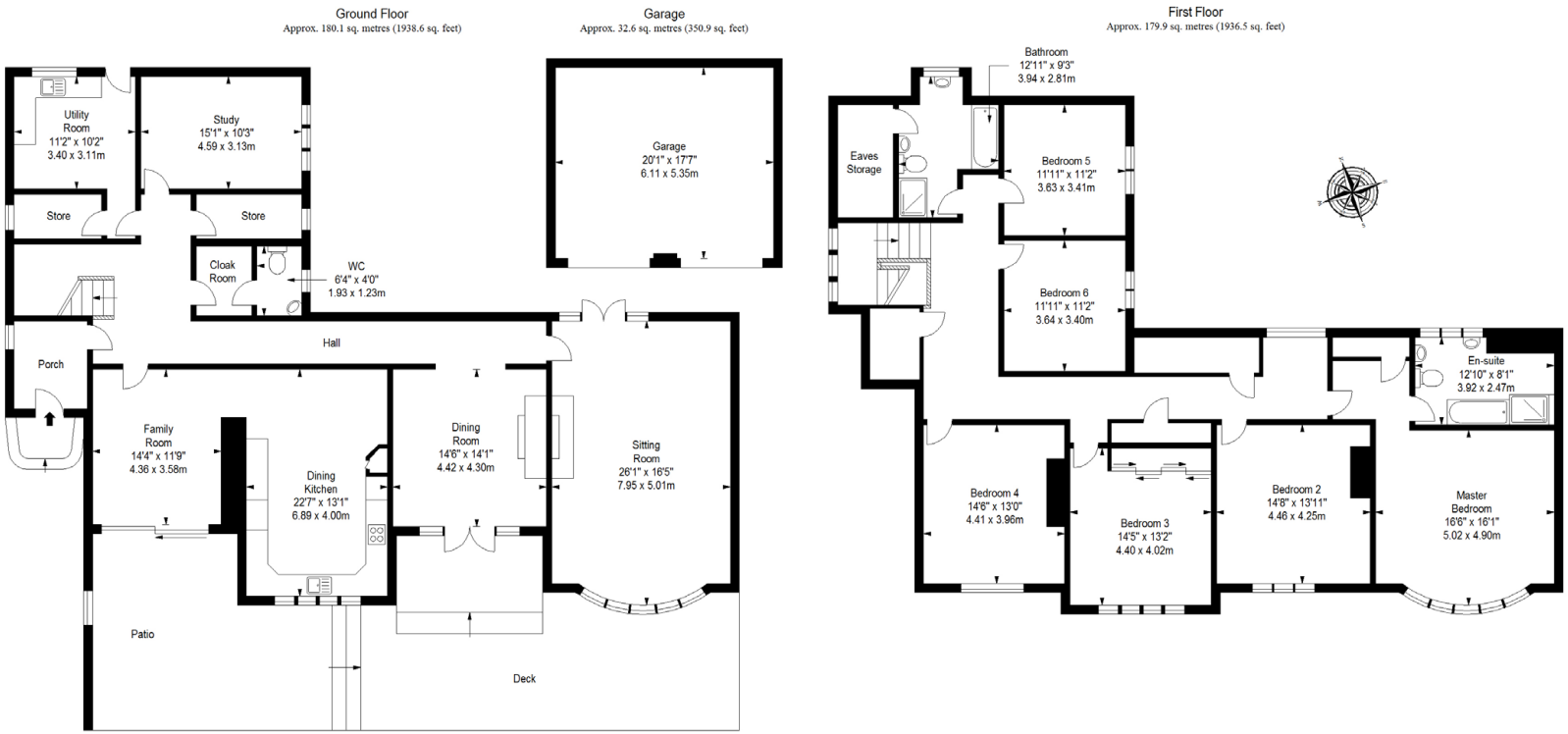
Features

- Exclusive detached villa in Dundee's West End
- Covering over 4200 square feet
- Elevated position with a south-facing aspect
- Awe-inspiring views to the River Tay
- Substantial, light-filled accommodation
- Welcoming, naturally-lit entrance porch
- Hall with walk-in store & WC cloakroom
- Three outstanding reception rooms
- Secluded study for working from home
- Farmhouse-inspired dining kitchen
- Large utility room with a walk-in store
- Six generously-sized double bedrooms
- One en-suite bathroom with a 5pc suite
- Bright family bathroom with a 5pc suite
- Excellent storage options throughout
- Stunning, wraparound landscaped gardens
- Two loggias, leading to a timber deck & patio
- Multi-car drive & integrated double garage
- Gas central heating & double-glazed windows
- EPC Rating – D

Externally, landscaped gardens wraparound the property, with vast lawns fringed by mature trees providing a stunning haven for the entire family.

The expansive front garden is also supplemented by a large patio and timber-decked area that generously spans the front of the villa, creating the perfect space for alfresco dining and admiring the spectacular elevated views to the River Tay. Extensive parking for several vehicles is provided by a multi-car driveway and an integrated double garage.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, a range cooker, and a garden hut 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 facilitates 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 regular flights to London Stanstead.

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.