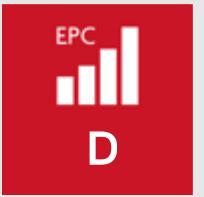


8 Lyndhurst Terrace, Dundee  
DD2 3HP





## Summary

Detached villa, located within a highly sought-after residential area, which comprises: welcoming entrance hallway, bright and spacious lounge with bay window, kitchen, conservatory, shower room with three-piece suite and two well-proportioned bedrooms. The property further benefits from gas central heating, double glazing and a fixed extendable loft ladder affording access to floored and lined roof space with dormer window. Externally, the home enjoys well-maintained gardens to the front and rear, together with a generous driveway and detached garage providing ample off-street parking.

## Features

- Detached Villa
- Popular Location
- Bright Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- Conservatory
- GCH; DG; EPC - D
- Garage & Driveway
- Private front and rear gardens

## Room Measurements

Lounge: 17'1 x 13'5 (5.21m x 4.10m)

Kitchen: 10'6 x 9'10 (3.20m x 3.00m)

Conservatory: 12'6 x 11'6 (3.80m x 3.51m)

Bedroom: 12'10 x 10'6 (3.90m x 3.20m)

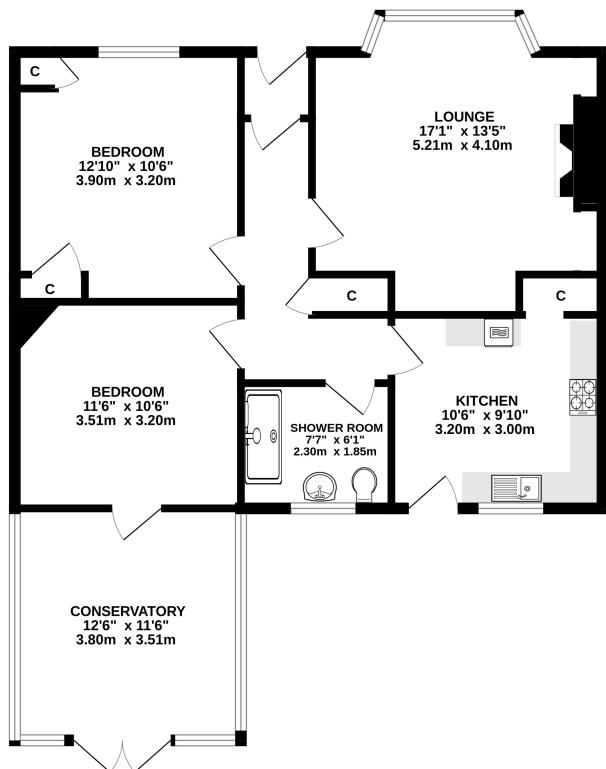
Bedroom: 11'6 x 10'6 (3.51m x 3.20m)

Shower Room: 7'7 x 6'1 (2.30m x 1.85m)



# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures, fittings and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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.

# Our Branches

## ANSTRUTHER

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

## ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

## BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

## EDINBURGH

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

## FORFAR

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

## PERTH

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

## INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

## ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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

