CALDERS

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- **HOME REPORT VALUATION £325,000.**
- **TRADITIONAL STONE BUILT TERRACED VILLA**
- **SPECTACULAR RIVER VIEWS**
- **VESTIBULE AND RECEPTION HALLWAY**
- **LOUNGE**
- **DINING ROOM / BEDROOM FIVE**
- **FOUR / FIVE BEDROOMS**
- **KITCHEN**
- **BREAKFAST ROOM**
- **CLOAKROOM**
- **FAMILY BATHROOM**
- **MANY ORIGINAL FEATURES**
- **REQUIRES MODERNISATION**



3 Windsor Place, Dundee, DD2 1BG

Offers Over £275,000

A rare opportunity to purchase an early Victorian Neoclassical two storey, B Listed, terraced townhouse in the heart of the West End of Dundee.

There are spectacular uninterrupted views over Magdalen Green towards the River Tay and Fife hills beyond.

The West End has a wide range of independent retailers, bars and restaurants, all of which are within easy walking distance as is the University of Dundee and the City Centre. The area has excellent public transport connections from the Perth Road to Ninewells Hospital and the rest of the city. Dundee Railway Station and the Airport are only a few minutes drive away.

The property has been in the ownership of the same family for many years and would now benefit from upgrading and modernisation. There is enormous potential to create an exciting period style home. The house retains many of its period features including ornate ceiling cornicing, original timber doors and skirtings and working window shutters in many of the rooms. The property has electric storage heating and single glazed sash and case windows.

The property has an unusual floor plan in that whilst it is two stories from the front, the ground to the rear drops away and so it is three stories at the rear with the kitchen area located on the ground floor to the rear. The rooms are spacious and well proportioned and the range of public rooms and bedrooms can be adapted to suit the individual purchaser's requirements.

This is an impressive home full of character in a sought after location and viewing is essential to fully appreciate the accommodation on offer.





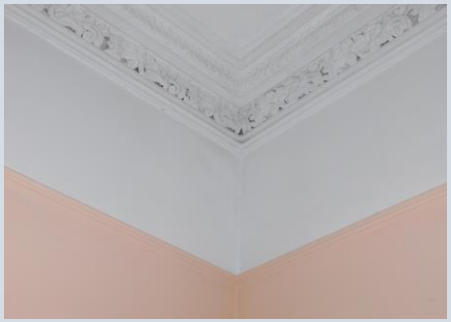


3 WINDSOR PLACE, DUNDEE, DD2 1BG

The accommodation comprises: -

Fluted doric column entrance porch with original timber doors give access to an internal entrance vestibule (2.5m x 1.73m 8ft 2”x 5ft 6” approx) with original multi coloured tiled flooring which is in excellent condition.





Inner Hallway – 2.42m x 3.67m (7ft 9” x 12ft) Approx

Original timber and glazed door with side panels and top light gives access to the inner hallway. Stairs lead from the rear of the hallway to the first floor and there is a set of double timber and etched glass doors which give access to the rear stairway leading down to the kitchen.



Lounge - 4.38m x 5.59m (14ft 4” x 18ft 3”) Approx

Large South facing lounge with views over the front garden with original ornate cornicing, high timber skirtings, sash and case windows with shutters, picture rail and 1930’s style tiled fire place. Press cupboard. Electric panel heater.

From the hallway steps lead off the main stair to a half landing which gives access to the dining room/bedroom 5 and bathroom.





Dining room/Bedroom 5 - 4.5m x 4.68m (14ft 8” x 15ft 4”) Approx

Large dining room with double windows overlooking the rear garden with original cornicing.

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Bathroom - 2.2m x 3.87m

(7ft 2” x 12ft 7”) Approx

Large bathroom, partly wood clad with large walk in shower with glass and chrome shower enclosure. Mira electric shower. 1930’s style wash hand basin and WC in white. Window overlooking the rear of the property.

From the half landing the sweeping staircase with its original handrail and spindles lead up to the first-floor landing with an original clear glass circular cupula which makes this a bright and airy stairwell and landing.





First Floor

Bedroom 1 – 4.38m x 5.60m (14ft 4” x 18ft 4”) Approx

Large double bedroom with views over Magdalen Green to the River Tay and Fife Hills beyond. Original ornate plaster cornicing and ceiling rose, high timber skirtings and working window shutters. Large 1930’s style tiled fireplace and hearth. Press cupboard.





Bedroom 2 - 3.7m x 4.70m (12ft 1” x 15ft 4”) Approx

Good sized double bedroom overlooking the rear of the property with views over the back garden towards the Perth Road.

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Bedroom 3 - 3m x 3.82m (9ft 8” x 12ft 5”) Approx

Another good-sized double bedroom situated to the rear of the property.



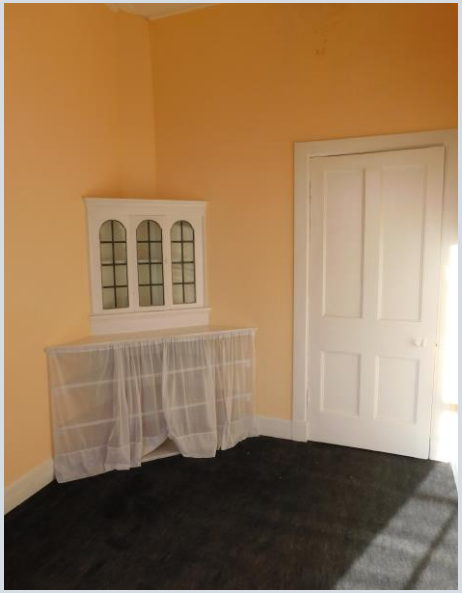


Bedroom 4 – 2.38m x 3.42m (7ft 8” x 11ft 2”) Approx

A single bedroom with views Southward towards the River Tay and the Fife Hills. There is an access hatch for the loft. Period fitted glass and timber corner cabinet with open shelving below.

From the ground floor entrance hall, double timber and etched glass doors give access to the rear stairs leading down to the kitchen area, there are two large storage cupboards at the foot of the stairs.

Lower Ground Floor



Breakfast Room 4.32m x 3.39m (14ft 2” x 11ft 1”) Approx

This is likely to have been the original location of the kitchen. This generously proportioned ground floor room gives access to the kitchen, maids room and ground floor WC. There is tiled 1930’s styled fireplace and window overlooking the rear garden.



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Cloakroom - 2.20m x 4.67m (7ft 2” x 15ft 3”) Approx

Access from the original kitchen, this long room has a window overlooking the rear garden and gives access to the downstairs WC.

Kitchen - 2.48m x 3.5m (8ft 1” x 11ft 5”)

This is most likely to have been the former pantry; this was used by the previous owners as the kitchen. There is a stainless-steel sink with drainer along with some worktop and shelving. The backdoor gives access to the rear garden.













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Externally

An original low sandstone wall with evergreen hedge behind gives privacy to the front garden. A Wrought iron gate gives access to the entrance pathway with steps leading up to the entrance portico. The garden is planted with a selection of mature shrubs and bushes.

The rear garden has access from the kitchen and is gently sloping upwards. It is laid mainly to gravel and planting with a selection of mature shrubs and bushes. A pathway leads up to the high stone wall at the rear of the garden and there is a gate which gives access to a narrow pedestrian only lane running along the back of the property. There is space for a rotary clothes dryer and there is an integrated garden shed/cold store which can be accessed from both the garden and the kitchen.





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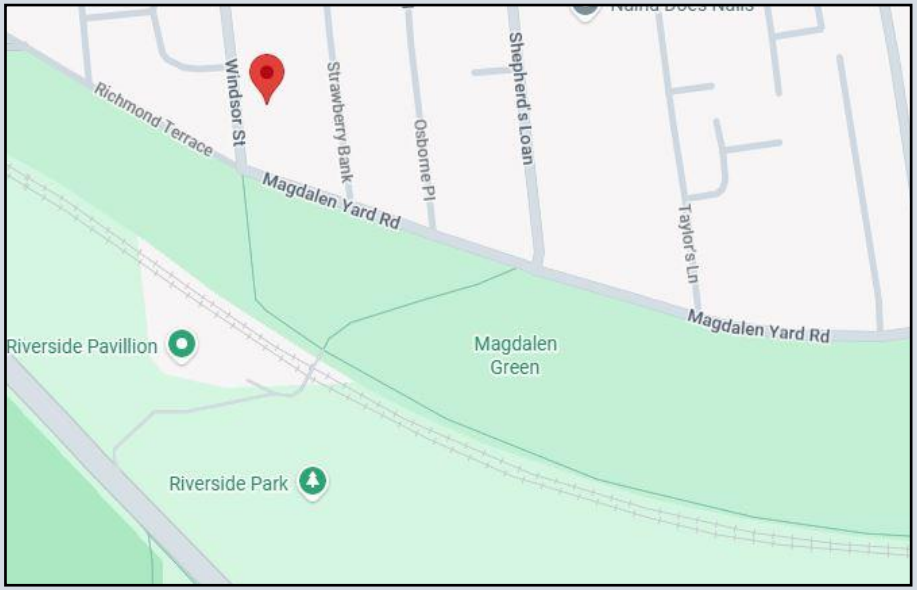

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Full Home Report available from Selling Agents, Calders, or download from TSPC

Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee
Tel: 01382 224391 email: admin@calders.com

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