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"The Laurels" 454 Perth Road,
Dundee, DD2 1NG







A charming "Arts and Crafts" style detached villa set within substantial garden grounds

4 Bed | 1 Bath | 2 Reception

Set in an elevated position within generous south facing garden grounds in the prestigious West End Suburbs Conservation Area of Dundee, this charming detached house is full of character with features including bay windows flooding the property with natural light.

Inside, a terracotta tiled porch leads to a hallway which offers a cloakroom/WC. The large elegant sitting room has triple aspect windows with a window seat feature. There is also an open fireplace.

The south facing dining room is accessed from the hall, kitchen and utility room. The kitchen leads off the utility room and has ample space for a table and chairs. There is a separate walk-in pantry which offers excellent storage. Adjoining the kitchen there is an additional WC and storeroom.

On the upper floor the principal south facing bedroom features fitted wardrobes and a large bay window. The adjoining room could be used as a bedroom, snug or ensuite. The delightful second bedroom also offers plenty of fitted storage and lovely views. At the end of the landing which has excellent storage you will find the bathroom and the fourth bedroom. There is a spacious attic accessed by a ladder which is partially floored and lit. A delightful garden room lies in the lower ground floor with patio doors leading to a south facing paved terrace.

Outside, extensive mature garden grounds extending to approximately 0.5 acre with lawns to the front are fringed by herbaceous borders and flanked by established trees. There is also a sheltered south facing terrace for alfresco dining. A detached double garage and driveway provide parking for several vehicles.

Please note that a planning application (Ref 26/00246/FULL) for internal and external alterations and replacement windows has been approved by Dundee City Council

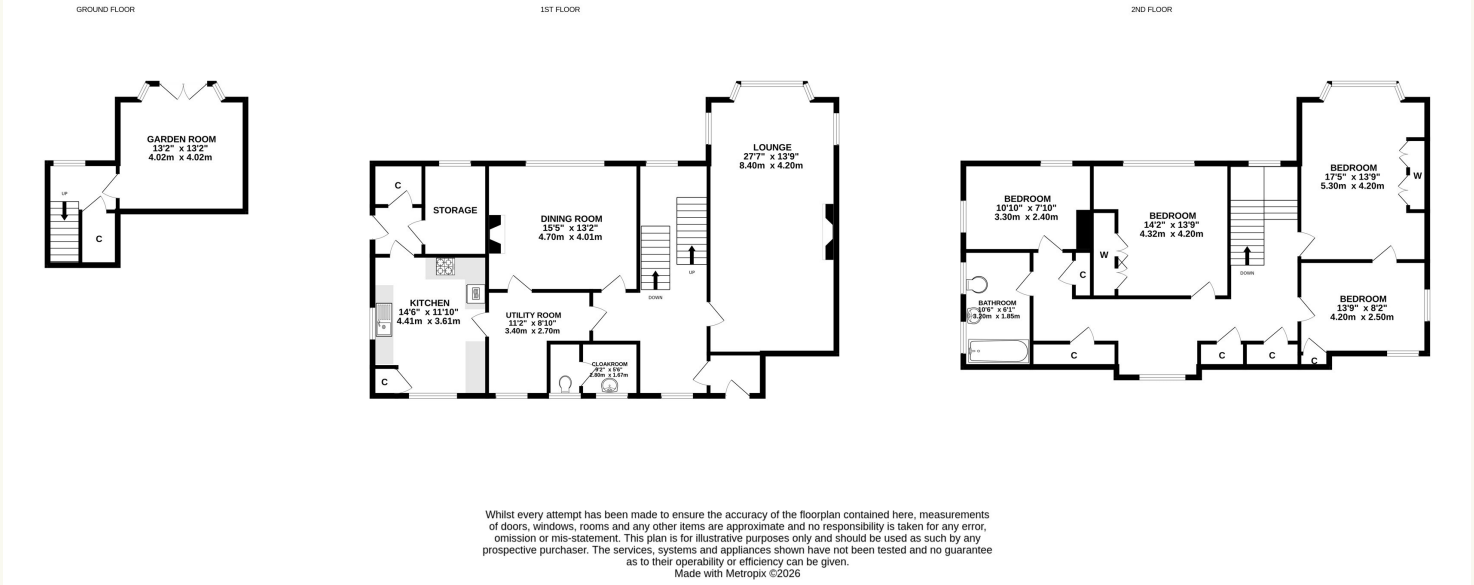
Included in the sale are fitted floor coverings, blinds and curtains.

This beautiful home with outstanding views over the River Tay and beyond can only be fully appreciated by viewing which is highly recommended.

Offers Over £495,000

Features

- Vestibule & Hallway
- Lounge
- Dining Room
- Cloakroom/WC
- Utility Room
- Dining Kitchen
- WC & Large Store
- 4 Bedrooms
- Family Bathroom
- Garage and Driveway
- Extensive Gardens
- EPC F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.