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3 Hyndford Street,
Dundee DD2 1HQ







Substantial Victorian Townhouse in Dundee's Highly Desirable West End

5 Bed | 2 Bath | 2 Reception

Situated within the highly desirable West End of Dundee, an area renowned for its excellent range of amenities, schools, universities, cafés, restaurants and transport links, this substantial Victorian townhouse offers spacious and versatile accommodation over three levels, making it an ideal family home that can adapt to a variety of lifestyles and requirements.

While the property would benefit from a degree of modernisation and upgrading, it presents an outstanding opportunity for purchasers to create a truly impressive family home, tailoring the accommodation to suit their individual tastes and requirements whilst retaining the property's wealth of period character.

A welcoming reception hallway leads to a bright and spacious lounge where an elegant marble fireplace and attractive bay window combine to create a superb focal point, enhancing the property's wealth of Victorian character and charm. To the rear, the family room/dining room provides excellent space for everyday living and entertaining, with patio doors opening directly onto the enclosed rear garden. The ground floor is further complemented by a breakfasting kitchen, utility room, shower room and separate WC.

On the first floor, the impressive principal bedroom enjoys a large bay window, while two further well-proportioned double bedrooms provide excellent family accommodation. A fourth bedroom benefits from an internal staircase leading to an additional upper room, offering a fantastic opportunity for a home office, study, hobby room or private sitting area. A shower room completes this level.

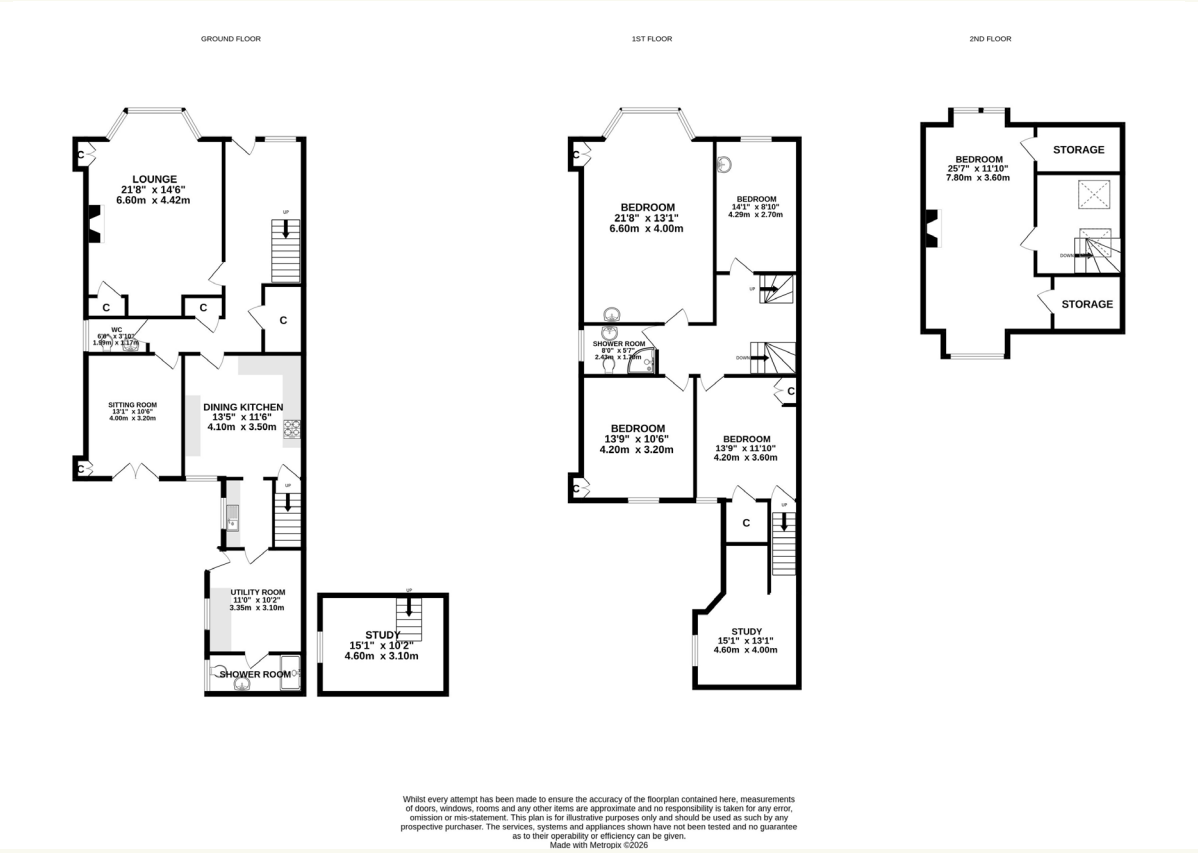
The second floor features a spacious double bedroom along with two substantial storage rooms, one of which is walk-in and could alternatively be utilised as a study or workspace.

Retaining a number of charming original features, the property also benefits from double glazing and gas central heating.

Externally, there is a small garden area to the front, while the fully enclosed rear garden offers a private outdoor space laid with paving stones and enhanced by a variety of mature plants and shrubs. A greenhouse, which is included in the sale, further adds to the appeal for keen gardeners.

Offers Over £340,000

- Substantial Victorian townhouse
- Flexible accommodation over three levels
- Bright bay-windowed lounge
- Family room/dining room with patio doors to the garden
- Breakfasting kitchen and utility room
- Ground floor shower room and separate WC
- Five bedrooms with additional study/sitting room potential
- Original period features throughout
- Double glazing and gas central heating
- Fully enclosed rear garden with mature planting
- EPC Rating D



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

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