

Thorntons
The right way to move

21 East Haddon Road, Dundee
DD4 7LD

2

3

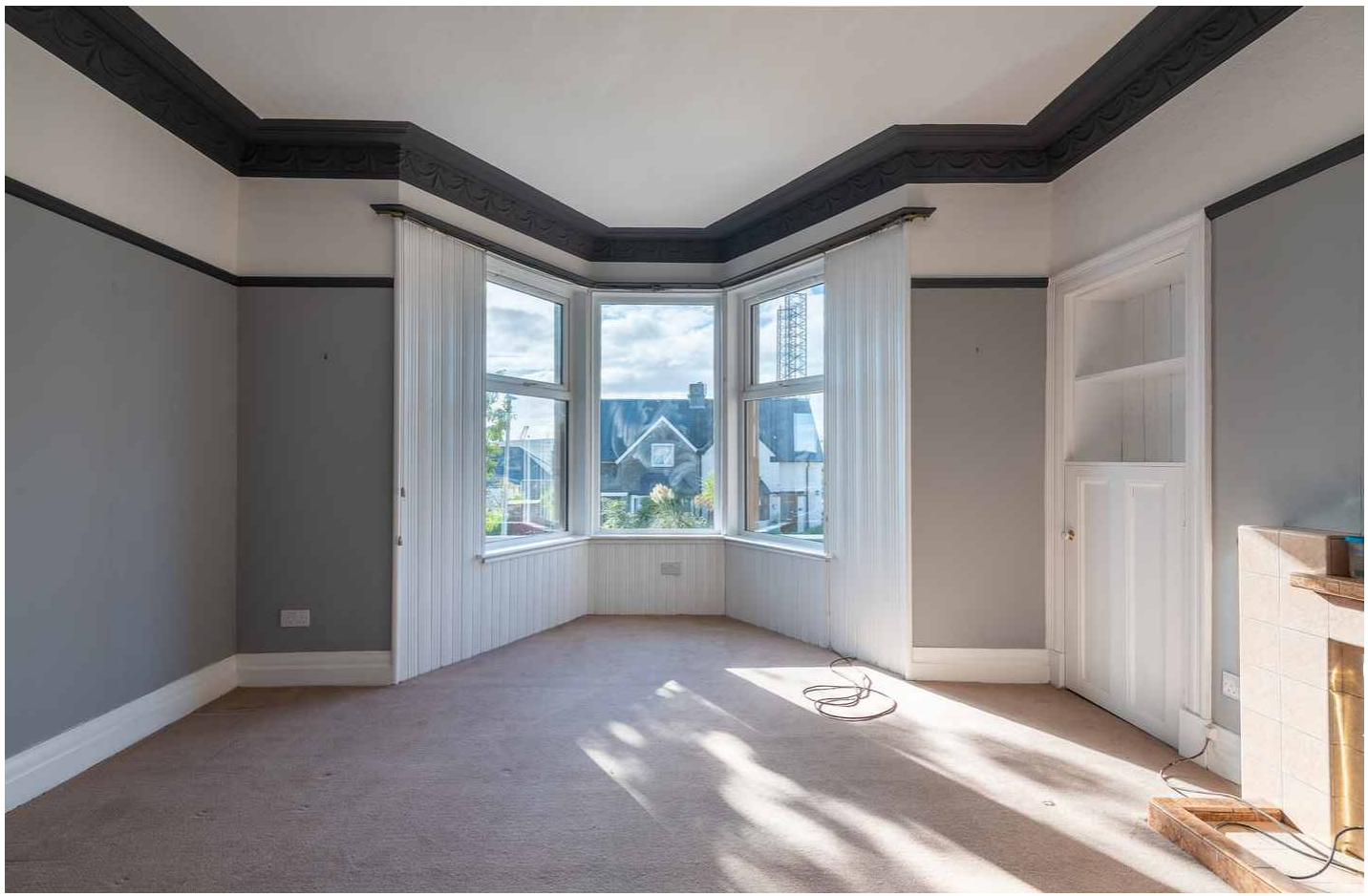
1

EPC
E

Thorntons Property | Dundee | 33 Yeaman Shore, Dundee, DD1 4BJ | 01382 200099 | dunea@thorntons-law.co.uk







Summary

Semi-detached villa situated within an established residential area of Dundee. Although requiring upgrading and modernisation, the property provides a versatile layout and comprises: two public rooms, kitchen, three bedrooms and a wet room-style shower room. The existing accommodation offers exciting possibilities for reconfiguration, including the potential to transform the current dining room into a spacious family dining kitchen, with the existing kitchen repurposed as a practical utility room. There may also be scope to extend the property to the rear, subject to the necessary planning permissions, building warrants and consents, providing further opportunities to enhance the living accommodation. The building has also been rewired along with a new board with smart meter. Externally, the property enjoys a private rear garden and a garage with new door and roof.

Features

- Semi-Detached Villa
- Popular Residential Area
- Requires Some Modernisation
- Scope to extend (subject to permissions)
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Wet Room Shower Room
- New Electric Heating & DG; EPC - E

Room Measurements

Lounge: 18'9 x 14'5 (5.71m x 4.39m)
Dining Room: 16'8 x 11'9 (5.07m x 3.59m)
Kitchen: 10'2 x 6'11 (3.10m x 2.11m)
Bedroom: 15'9 x 14'1 (4.80m x 4.30m)
Bedroom: 15'1 x 13'5 (4.60m x 4.10m)
Bedroom: 9'11 x 6'11 (3.03m x 2.10m)
Shower Room: 7'0 x 6'11 (2.13m x 2.11m)

With its flexible accommodation, recent improvements and considerable scope for further enhancement, this property represents an appealing opportunity for families and purchasers seeking a renovation project with long-term potential.













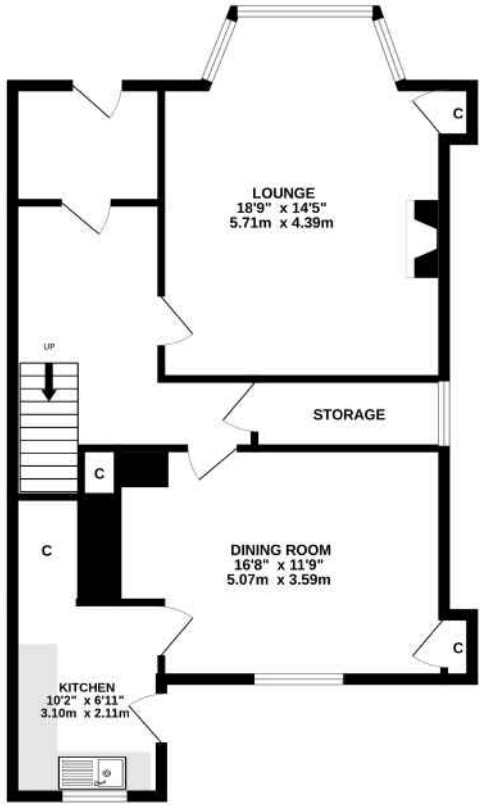


The property has already benefited from some important improvements, including new double glazing installed within the last year and new electric heating installed within the last two years.

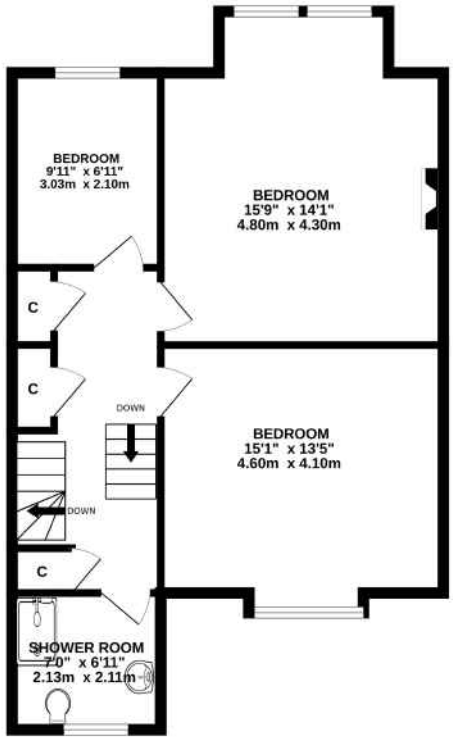


Floorplan

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

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.

Thorntons

The right way to move

100% TRANSPARENCY
Thorntons GUARANTEE
NO HIDDEN COSTS

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 7135
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
dundeeea@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 383977
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

@ThorntonsPropertyServices @ThorntonsProperty @ThorntonsPS