



## 3a Douglas Terrace

| Dundee | DD3 6HN

**Thorntons**   
The right way to move





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### Description

Exceptional opportunity to purchase this stunningly presented ground floor and basement period apartment. Located on the lower slopes of Dundee Law the position commands views over the city towards the River Tay and beyond. The situation is ideally located for: city centre, universities, Ninewells Hospital, Dudhope Park, commuter bus and main arterial routes connecting to all parts of the city. Dundee being Scotland's fourth largest city has all the amenities expected from a major centre including a mainline railway station and domestic airport both offering daily connections to the South of England.





## Description

This delightful period property forms the lower half and basement of a former merchant's home and as been sympathetically restored and upgraded to form a substantial residence of exquisite finish with many original features having been retained.

The spacious accommodation at ground floor level comprises: atrium, reception hallway, drawing room with bay, kitchen/family/dining with bay, fitted kitchen/breakfast, pantry, modern four piece bathroom plus two bedrooms and nursery area. The beautifully presented basement comprises: games room/bedroom 5, two double bedrooms, four piece suite bathroom plus wine cellar with original bins. The impressive list of attributes includes: gas fired central heating, plantation style wooden blinds, original style fireplaces and surrounds in most rooms, parquet flooring, deep sill skirtings, wood panelled doors, ornate plasterwork, brass ironmongery, brass push plates, carpets, light fittings, integrated fridge and freezer. The exquisite hand painted friezes and frescos throughout the property augments the original character and charm of this delightful residence.

Externally vehicular needs are catered for by a single garage with access from Albany Terrace. The property features three secure enclosed courtyards ideal for: pets, young children, sitting and al-fresco dining. There is a large store and useful utility room located off the rear courtyard.

This is undoubtedly one of the most impressive period home within the city and early viewing is to be highly recommended. EPC E









Atrium	25'3 x 13'1	7.70m x 3.99m
Reception Hallway	41'0 x 8'0	12.50m x 2.44m
Drawing Room	26'6 x 16'8	8.08m x 5.08m
Kitchen/Sitting/Dining	26'6 x 16'9	8.08m x 5.11m
Bathroom	13'0 x 9'9	3.96m x 2.97m
Bedroom 1	21'9 x 17'2	6.63m x 5.23m
Bedroom 2	16'1 x 14'6	4.90m x 4.42m
Nursery	13'2 x 7'1	4.01m x 2.16m
Pantry	7'1 x 6'2	2.16m x 1.88m
Bathroom (Lower)	12'9 x 7'0	3.89m x 2.13m
Games Room/Bed 5 (Lower)	26'6 x 15'5	8.08m x 4.70m
Bedroom 3	26'0 x 16'3	7.92m x 4.95m
Bedroom 4	26'0 x 15'10	7.92m x 4.83m
Wine Cellar	12'7 x 8'1	3.84m x 2.46m

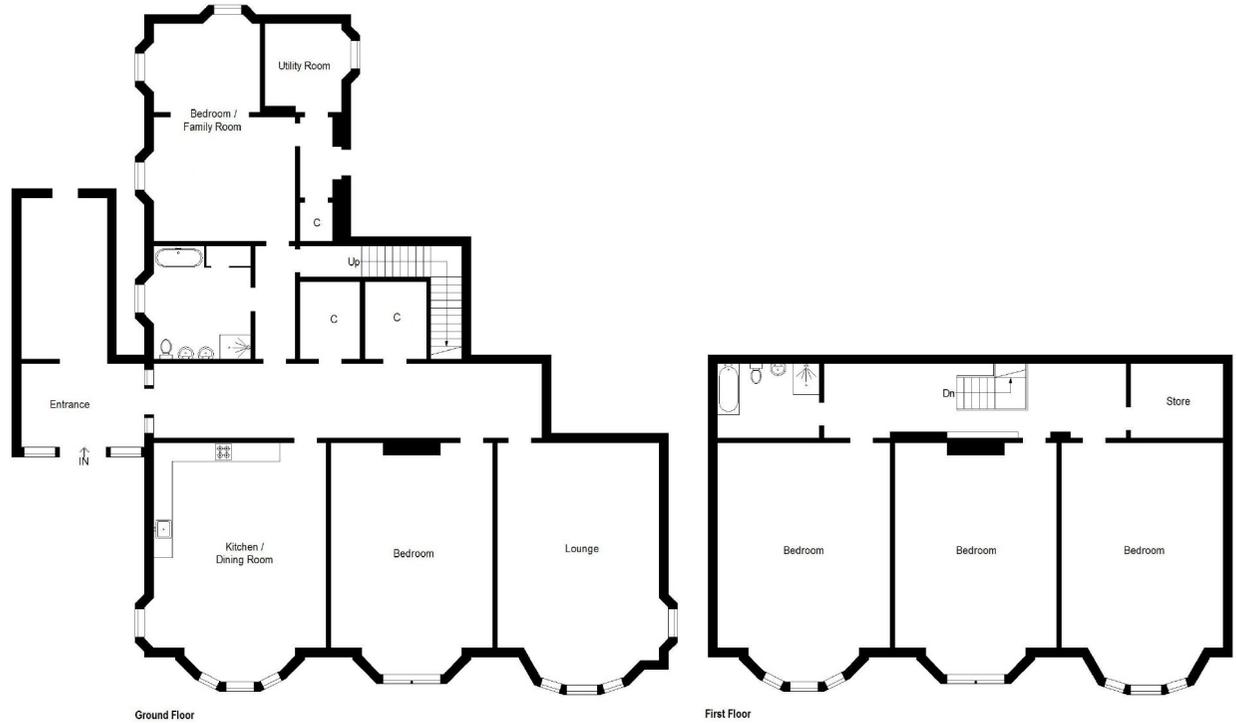


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