

# 6 Elliot Court

ELLIOT ROAD, DUNDEE, DD2 1TB



*This beautifully converted period villa offers over 164m<sup>2</sup> of flexible accommodation, three bedrooms, multiple reception rooms, a conservatory, sunroom, River Tay views and timeless architectural charm*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Some homes offer space. Others offer character. Very few successfully deliver both with such individuality. Occupying part of an elegant period residence dating from 1913, this exceptional mid-terraced villa offers a rare opportunity to own a home that is as distinctive as it is versatile. Beautifully arranged over two levels and extending to approximately 164 square metres, the property combines generous family accommodation with captivating architectural character, all enhanced by stunning elevated views towards the River Tay.

Positioned within an established residential setting in Dundee's desirable west end, the property enjoys an enviable balance of tranquillity and convenience. Behind its handsome façade lies a home that has evolved with modern living while retaining the sense of scale and permanence so often associated with period architecture.

# THE LOUNGE



The accommodation unfolds with remarkable flexibility. A welcoming entrance vestibule leads into a broad reception hall, introducing a home filled with natural light and beautifully proportioned rooms. The ground floor offers an elegant lounge, where large windows and an adjoining conservatory create a wonderfully peaceful space in which to relax throughout the seasons. Whether enjoying morning coffee surrounded by greenery or entertaining friends on a summer evening, the conservatory provides a seamless connection between the house and its surroundings.

# THE CONSERVATORY



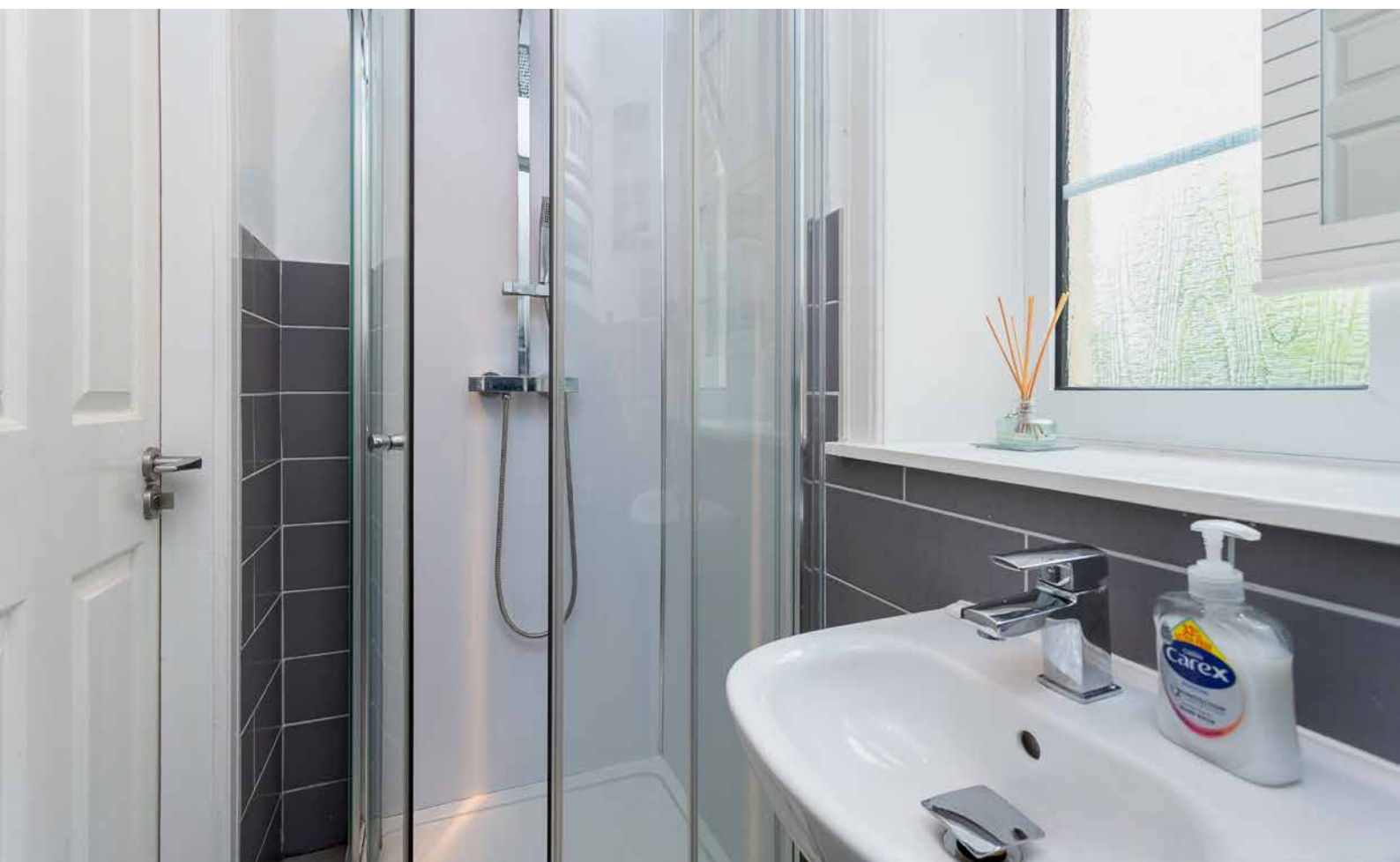
# THE KITCHEN



The kitchen has been thoughtfully positioned to serve as the practical heart of the home, complemented by a separate utility room that keeps everyday living effortlessly organised. A generous double bedroom and a contemporary shower room complete the ground floor, offering excellent flexibility for guests, independent family members or those seeking accommodation on one level.



# THE SHOWER ROOM



# BEDROOM 3





Ascending to the first floor, the home reveals one of its most impressive features. The principal living room occupies an elevated position, perfectly placed to capture the magnificent outlook towards the River Tay. Bathed in natural light, this elegant reception room flows effortlessly into a delightful sunroom, creating an exceptional vantage point from which to appreciate the changing skies and ever-evolving landscape beyond. It is a space designed not simply to be occupied, but to be enjoyed. A beautifully appointed family bathroom can also be found on this level.

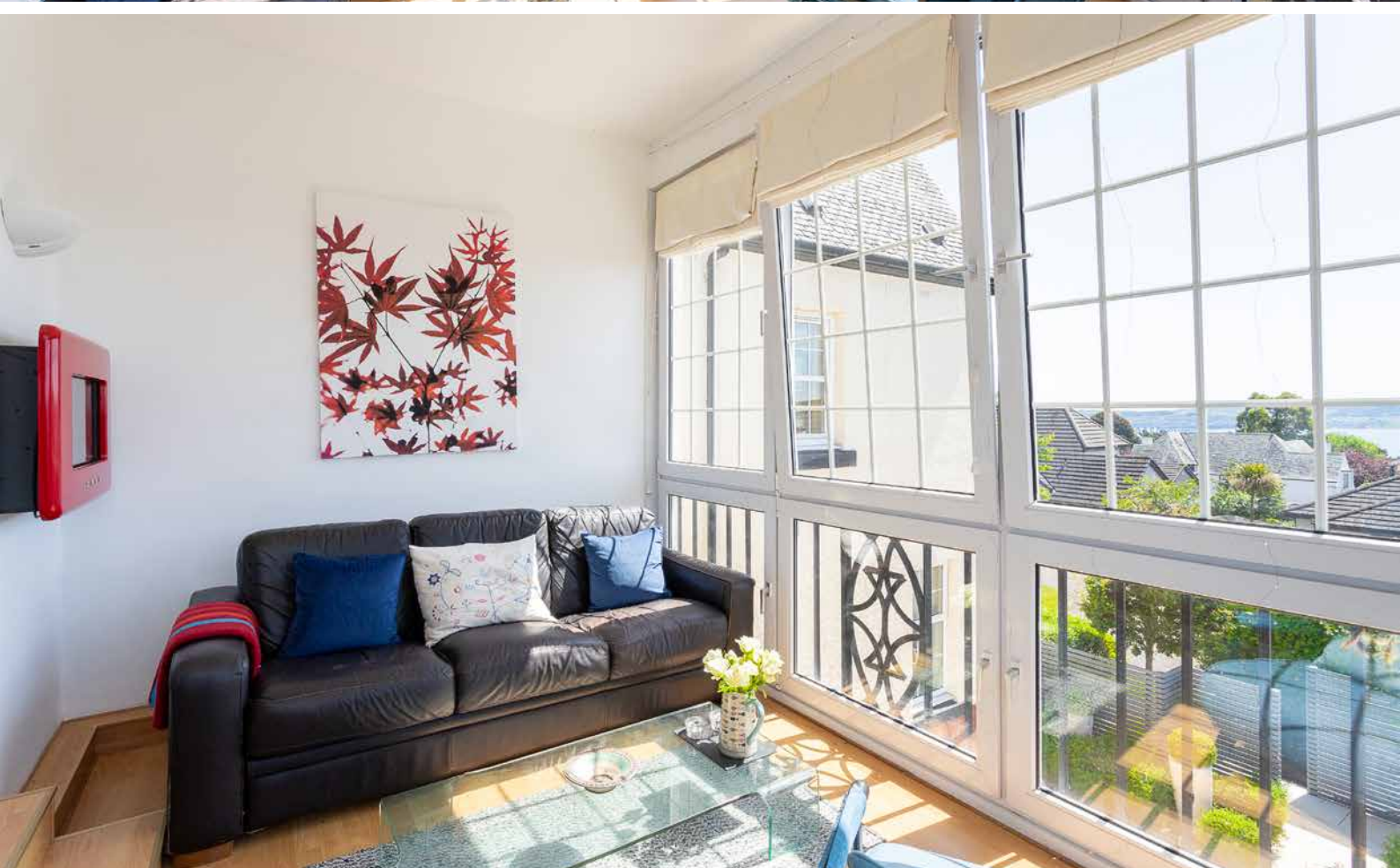
## THE BATHROOM



# THE LIVING ROOM

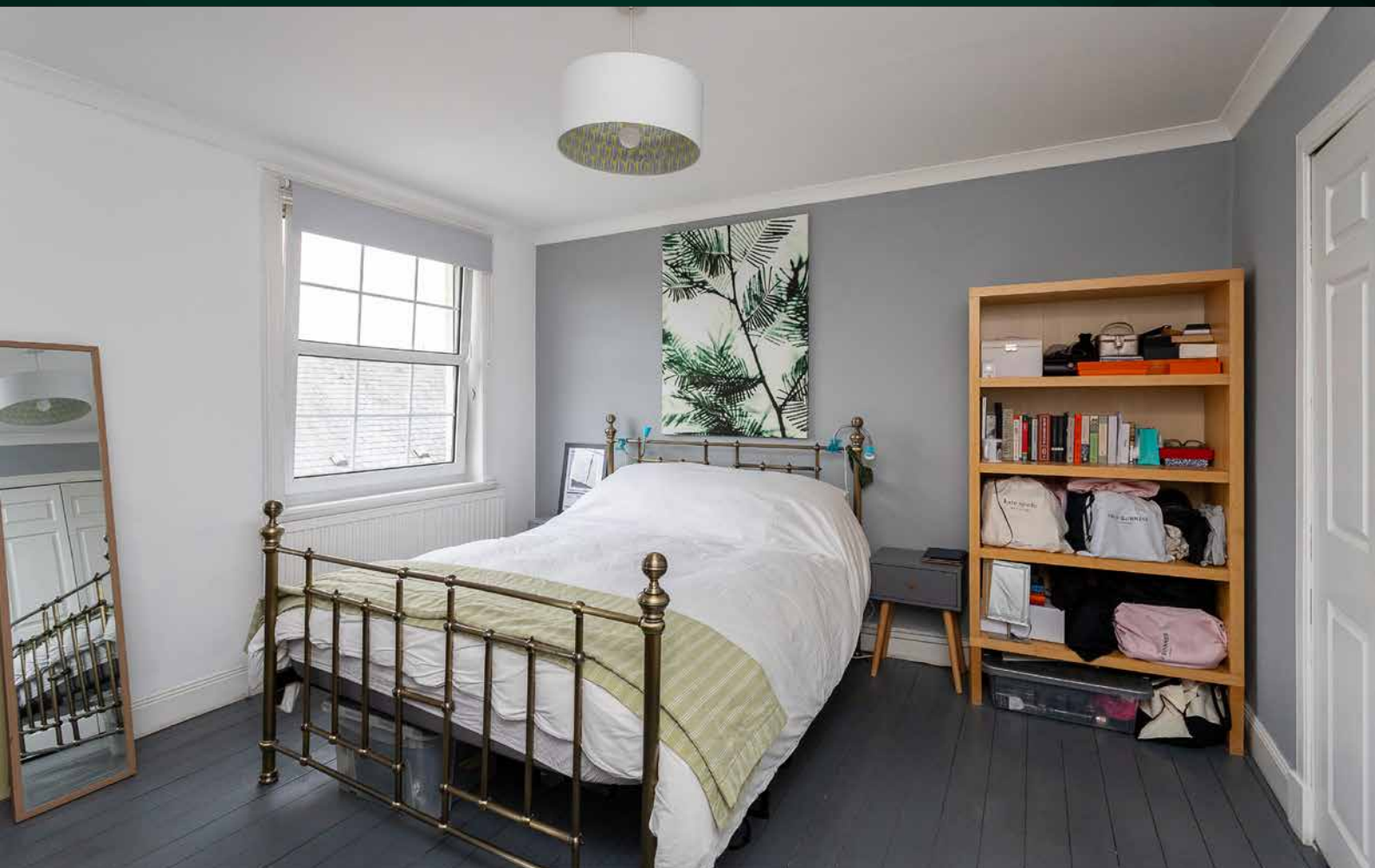


# THE SUN ROOM

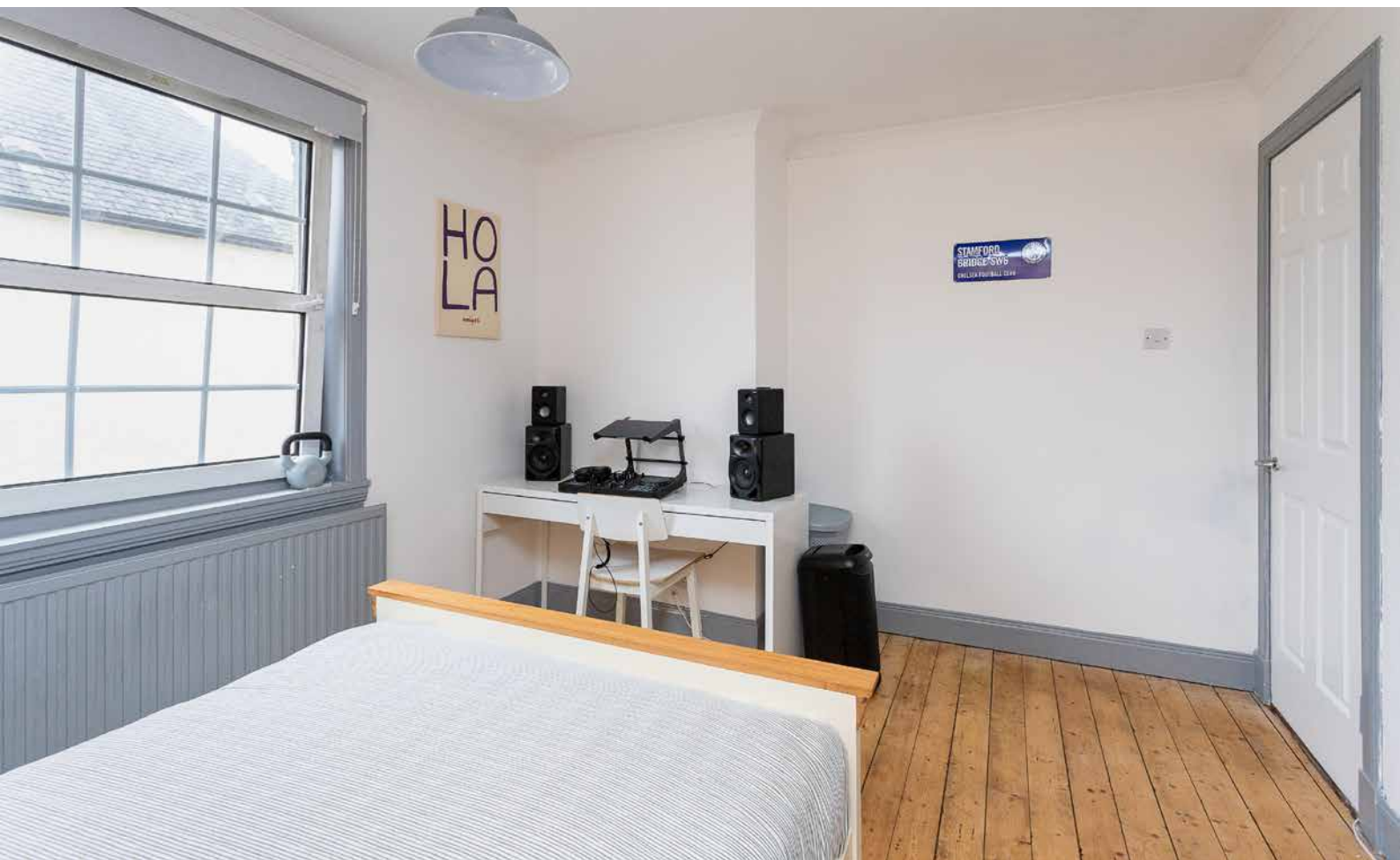


The principal bedroom provides a peaceful retreat, benefiting from its own en-suite shower room, while a further generous double bedroom completes the upper floor. The versatility of the layout allows the property to adapt effortlessly to changing lifestyles, whether as a substantial family home, an executive residence for professionals working from home or a property that comfortably accommodates multi-generational living.

# BEDROOM 1



# BEDROOM 2



Outside, the home continues to impress. A private allocated parking space within the attractive shared courtyard provides valuable convenience, while a timber garden shed offers practical external storage. The mature surroundings further enhance the character of this unique setting, creating a peaceful environment only moments from the city.

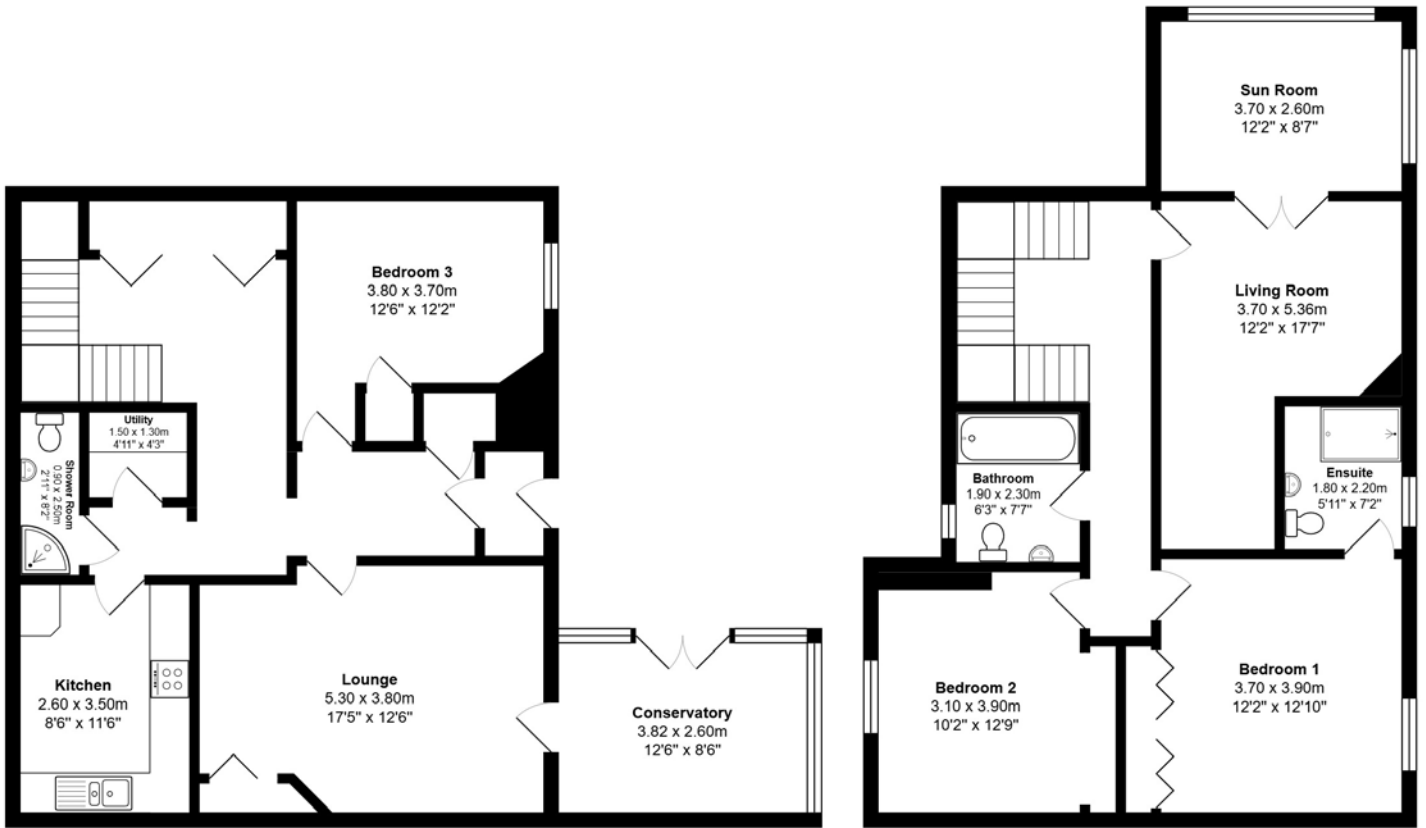
Properties of this nature are exceptionally scarce. The combination of period architecture, generous accommodation, remarkable flexibility and breathtaking views creates a home that is genuinely unlike anything else currently available. For those seeking individuality without compromise, this is a residence that deserves to be experienced in person.

# EXTERNALS



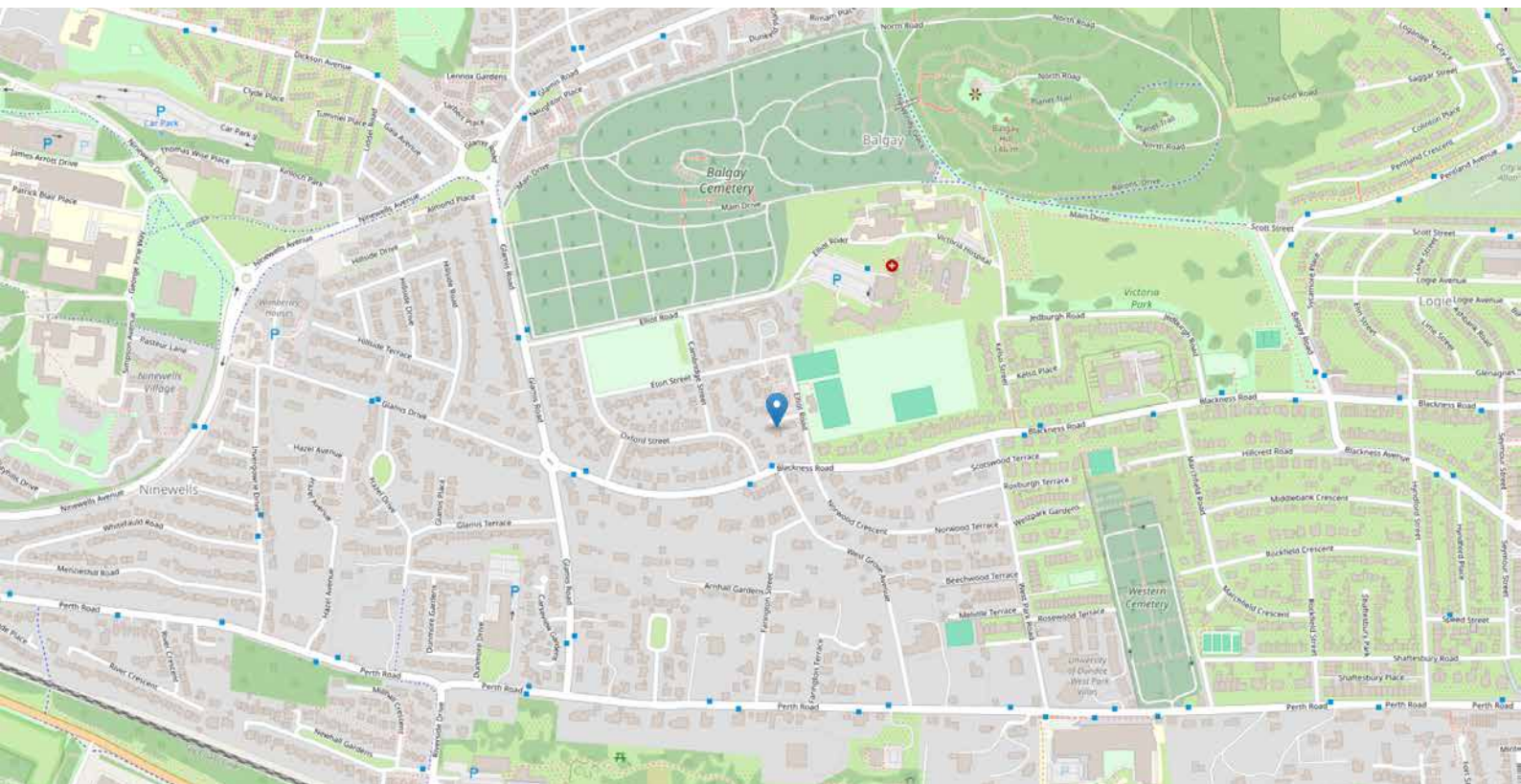


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated within Dundee's highly regarded West End, the DD2 postcode is synonymous with handsome period architecture, established residential avenues and a lifestyle that effortlessly combines city convenience with green surroundings.





Perfectly positioned around two miles from Dundee city centre, this location enjoys an enviable reputation for its excellent schools, independent cafés, restaurants and everyday amenities. The area is particularly popular with professionals and families who appreciate its mature character, strong sense of community and outstanding connectivity.

The property's elevated position enjoys attractive views towards the River Tay, while nearby parks, riverside walks and open green spaces provide abundant opportunities for outdoor recreation. Dundee's renowned waterfront, including the iconic V&A Dundee, is within easy reach, alongside excellent transport links connecting to Perth, Edinburgh, Glasgow and Aberdeen.

Combining architectural heritage, convenience and an exceptional setting, Dundee's West End remains one of the city's most desirable residential locations—offering an outstanding quality of life and enduring appeal.



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Solicitors & Estate Agents

Tel. 01382 721 212  
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