

8 Windsor Street

DUNDEE, DD2 1BP



This B-listed Victorian villa offers around 138 square metres of beautifully proportioned accommodation and an enviable position in Windsor Street



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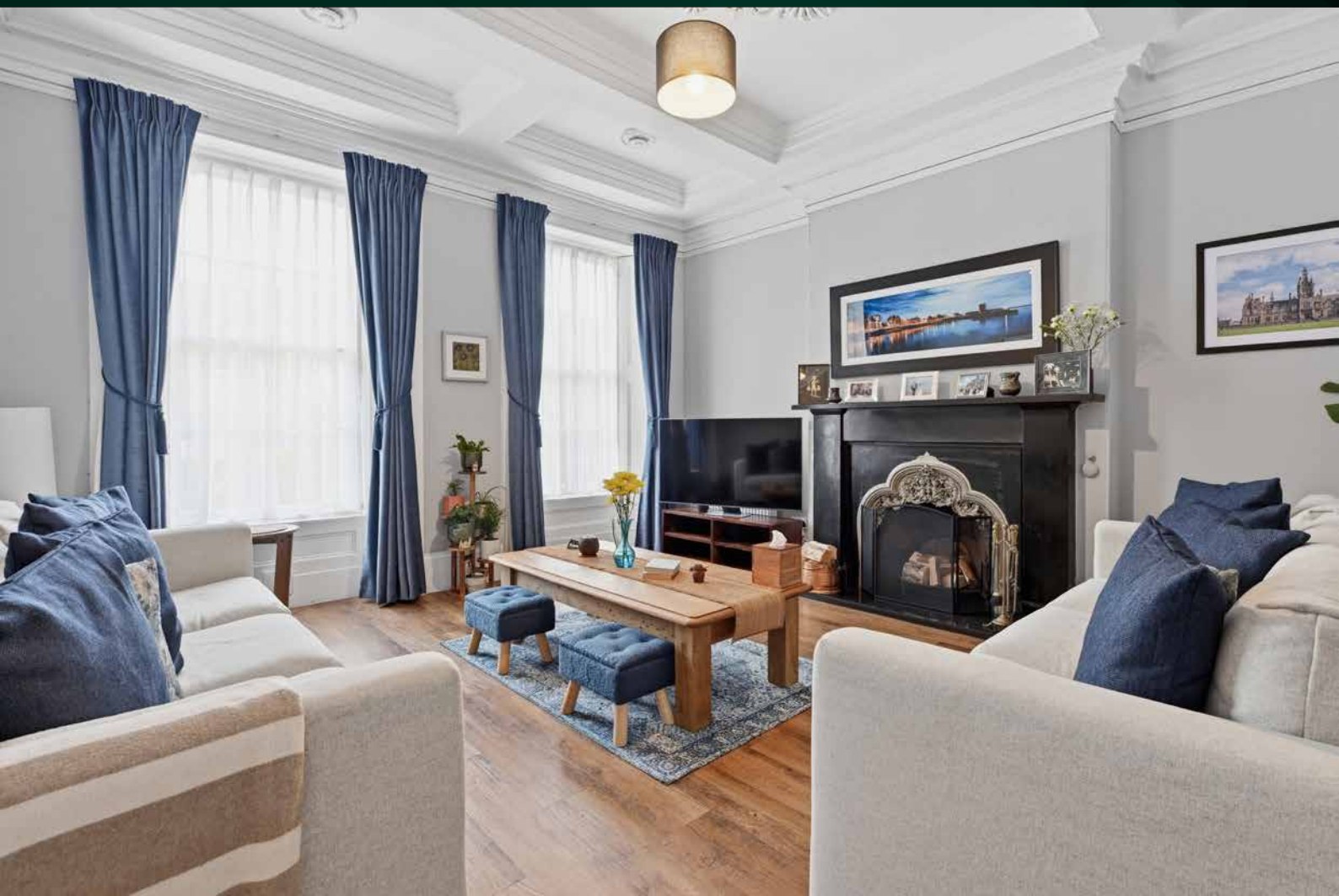


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McEwan Fraser Legal is delighted to present this stylish home, a distinctive B-listed villa with period character and exceptional space. There are some homes that immediately feel different. This is one of them. Set within one of Dundee's most established and desirable residential areas, and within close proximity to the University of Dundee, Abertay University and Ninewells Hospital, this handsome B-listed mid-terraced villa dates from around 1857 and retains the architectural character and proportions that make period homes so enduringly appealing. With approximately 138 square metres of accommodation, generous gardens and a versatile layout extending to four potential bedrooms, it is a substantial home with genuine presence.

THE LOUNGE



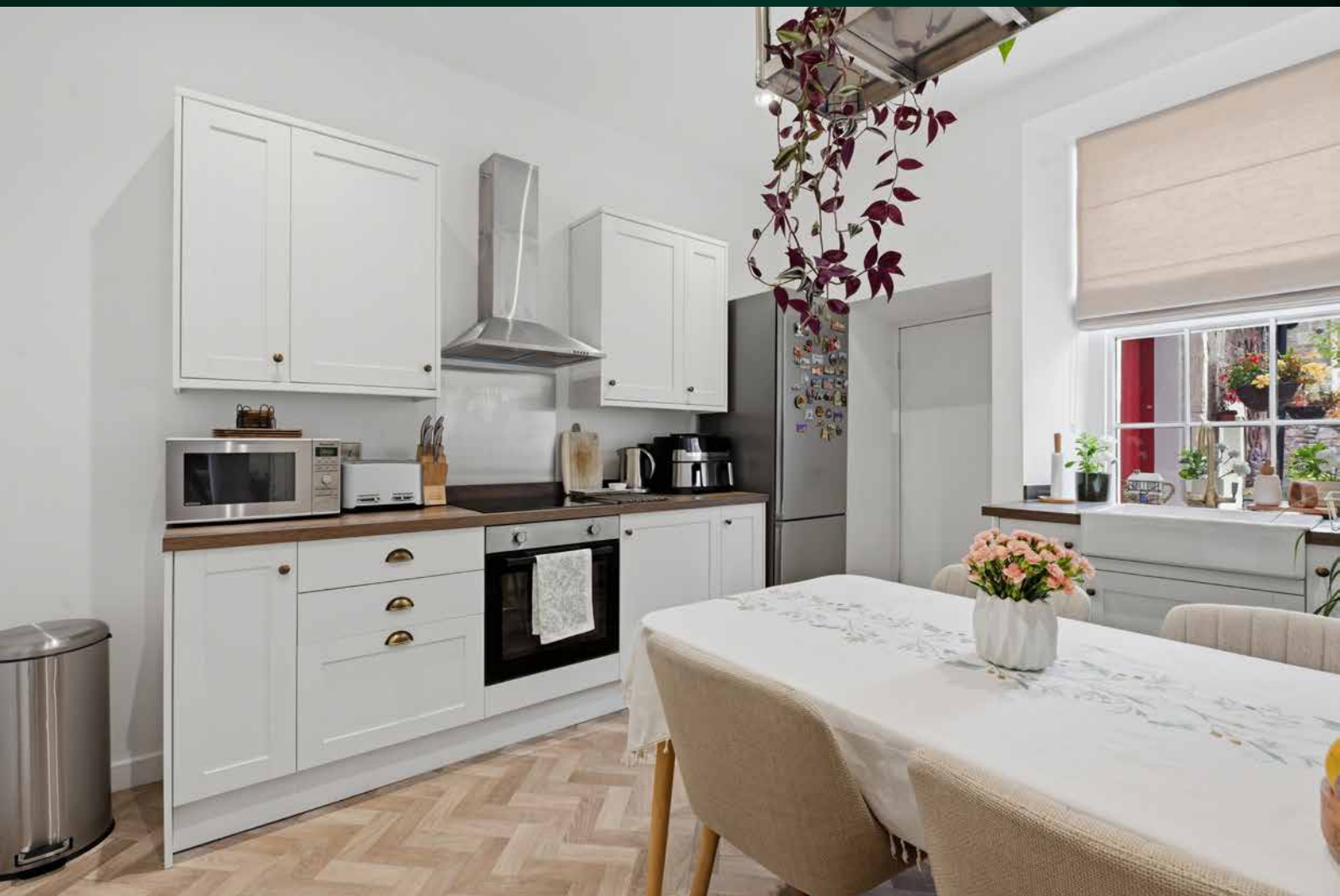
Behind the traditional frontage, the accommodation unfolds over two well-proportioned floors. The entrance vestibule leads into a welcoming hallway, setting the tone for a home where period character and practical family living sit comfortably together. The principal lounge is a particularly attractive room, providing a generous space for relaxing and entertaining. A separate study or fourth bedroom offers valuable flexibility and could suit home working, guests or family life depending on requirements.



THE STUDY/BEDROOM



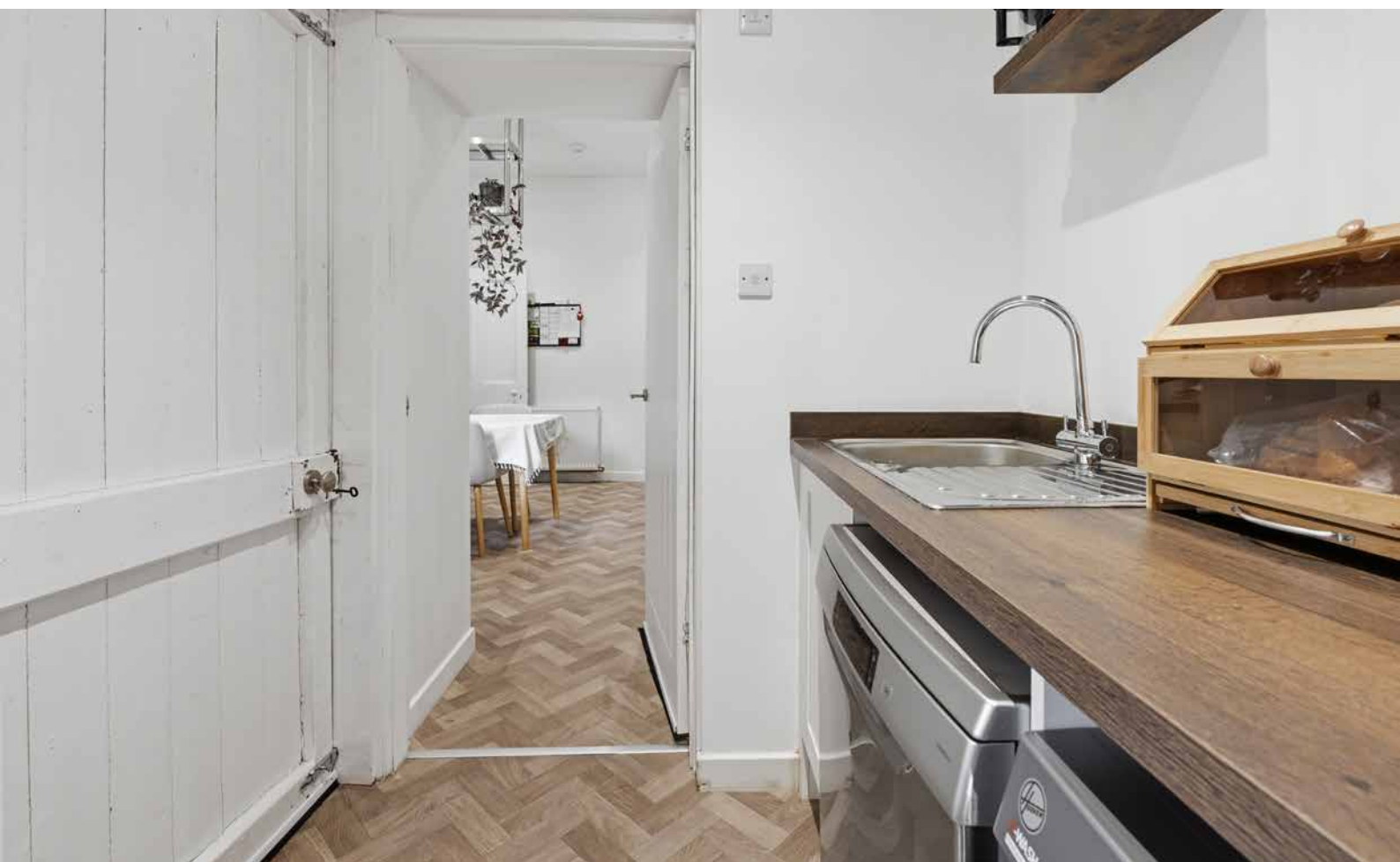
THE KITCHEN



The kitchen is complemented by a separate utility room, while a ground floor cloakroom adds everyday convenience.



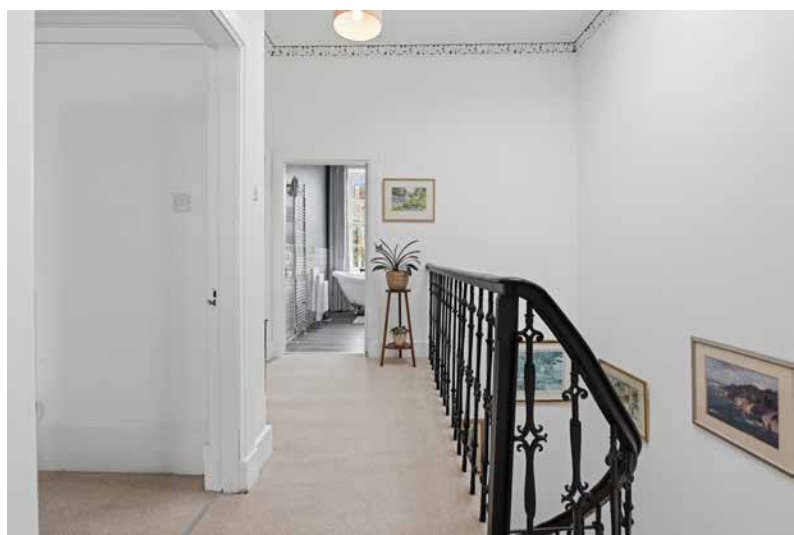
THE UTILITY



THE CLOAKROOM



THE HALLWAY



Upstairs, three further bedrooms provide excellent accommodation for a growing family or those simply looking for space. The bathroom completes the upper floor.

One of the property's greatest strengths is its sense of volume. The proportions associated with Victorian architecture are immediately apparent, while the home's period features provide warmth and individuality that cannot easily be replicated in modern construction. Gas central heating provides comfort throughout.

THE BATHROOM



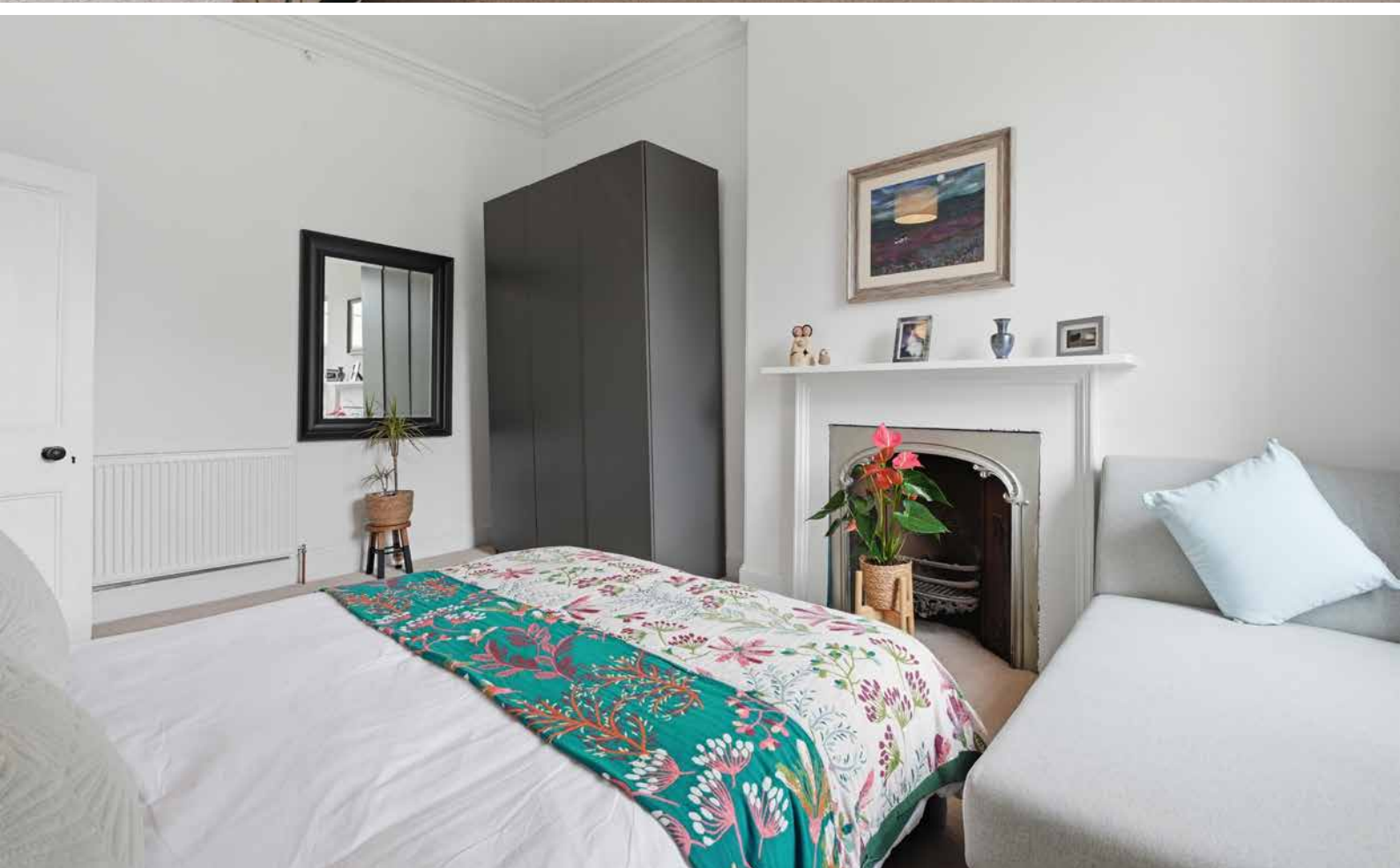
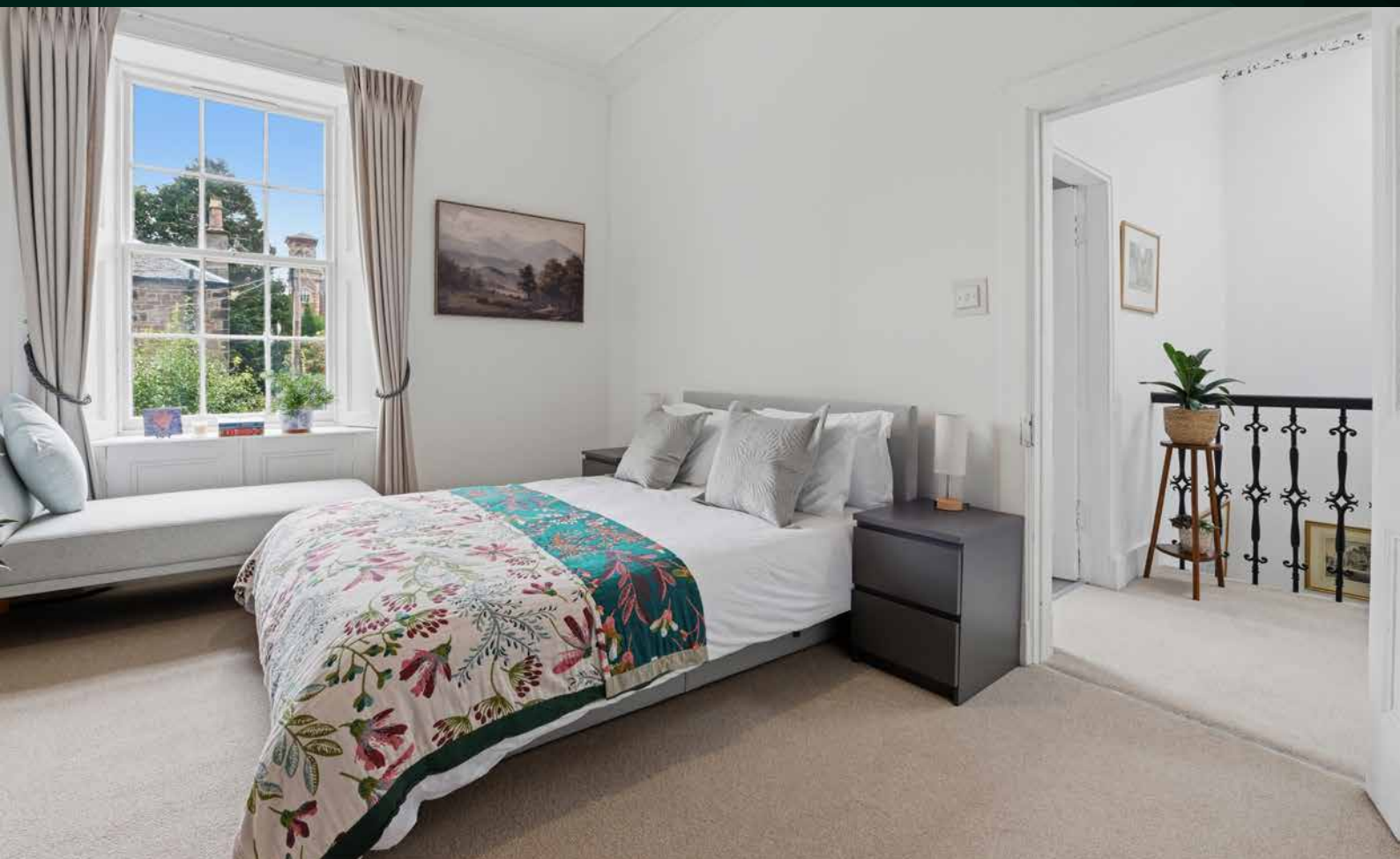
BEDROOM 1



three further bedrooms provide excellent accommodation for a growing family



BEDROOM 2



BEDROOM 3

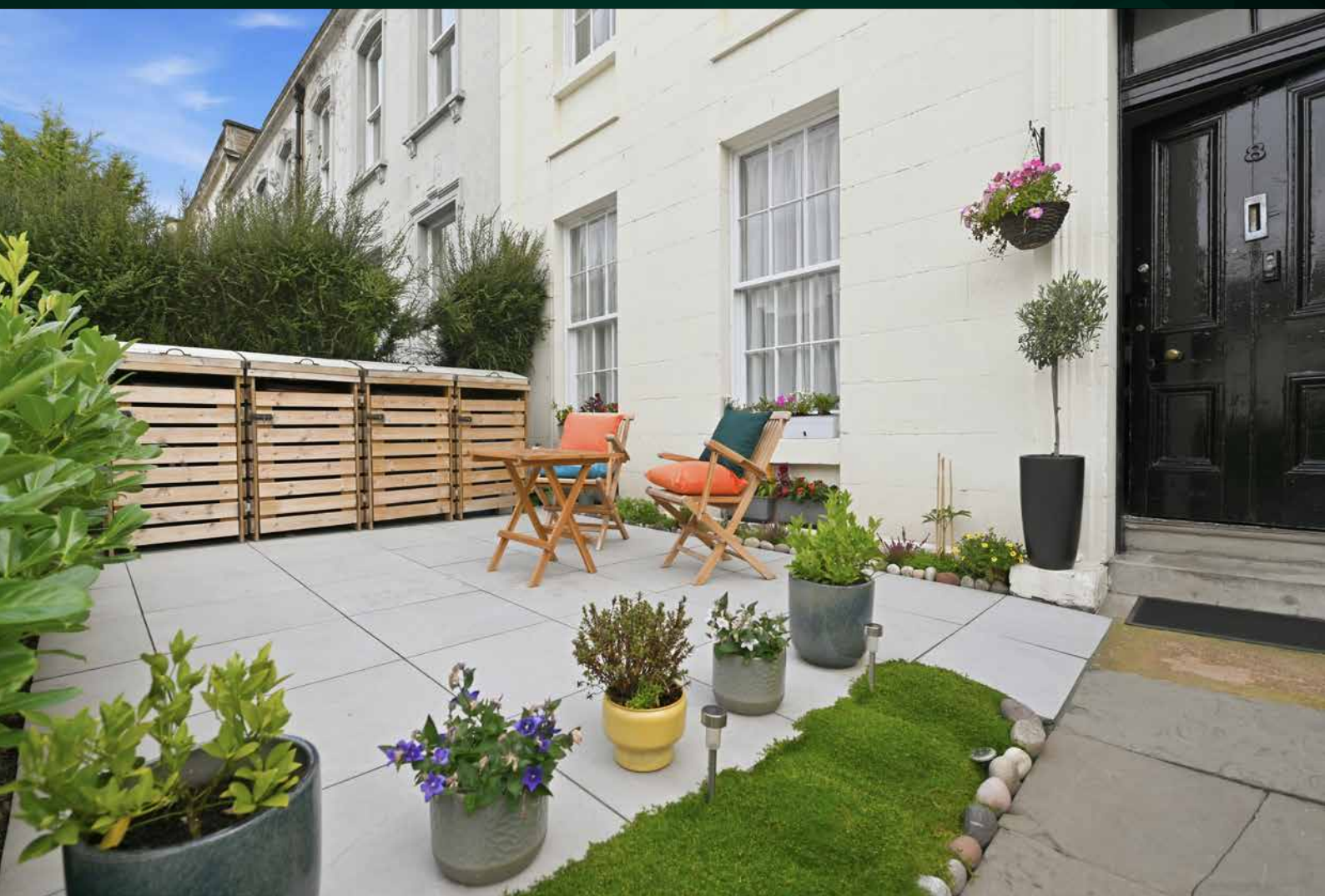


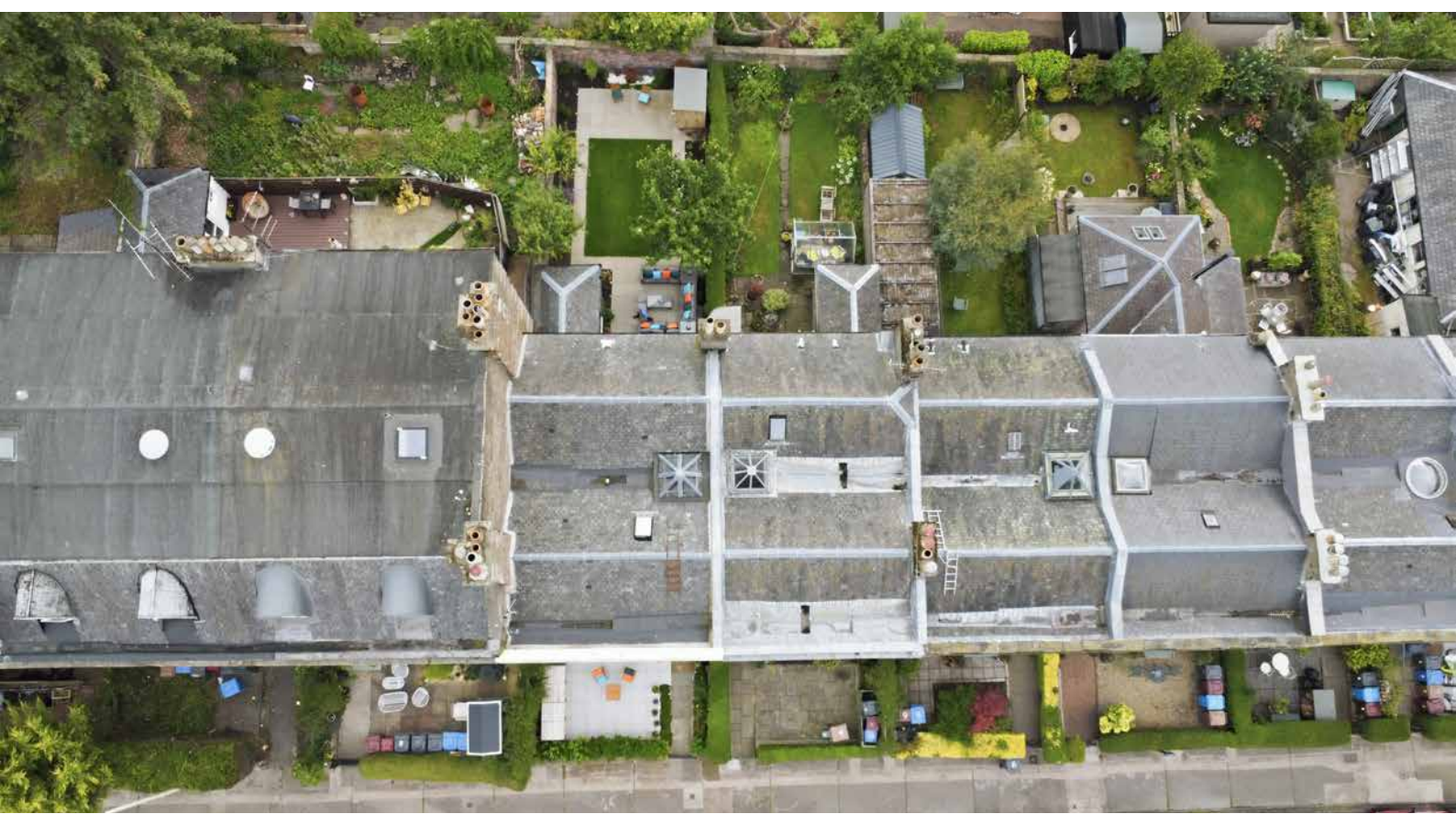
Outside, the property continues to offer considerably more than might be expected from a city home. To the front is an attractive tiled courtyard garden, approached via an access path and framed by traditional boundaries. To the rear, a patio and matching pathways lead towards a central lawn, creating a surprisingly generous and private garden in which mature greenery, including pear and cherry trees, and established boundaries provide a pleasant sense of enclosure. A timber shed provides useful additional storage.

The combination of architecture, proportions, flexibility and outdoor space makes this a particularly compelling Dundee home. It is not simply a period property with attractive features. It is a substantial family house with a strong sense of identity, positioned within a mature residential setting where homes of this age and character are increasingly sought after.

For buyers looking for a home with history, personality and space, while remaining within easy reach of the city, Windsor Street offers a rare opportunity to acquire something genuinely distinctive.

EXTERNALS



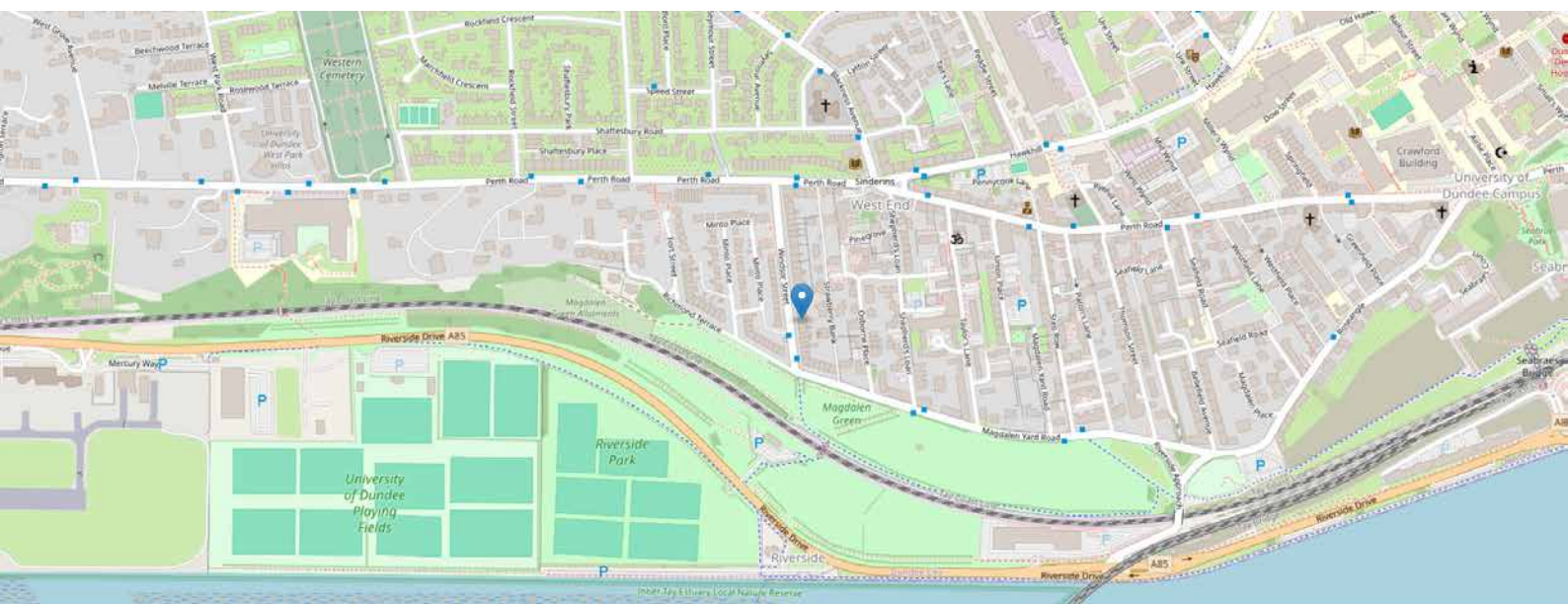


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 138m² | EPC Rating: D



THE LOCATION

Windsor Street is situated within an established residential district to the west of Dundee city centre, an area particularly appealing to those who appreciate the character, architecture and maturity of traditional Dundee neighbourhoods while still wanting the city within easy reach. The surrounding streets are characterised by attractive period properties, established gardens and a strong sense of permanence. It is a setting where architectural character and everyday convenience come together particularly well.





Dundee itself has undergone a remarkable transformation in recent years and is now firmly established as one of Scotland's most dynamic cities. The city centre and waterfront provide an impressive mix of culture, education, restaurants, shopping and leisure, with the V&A Dundee, Discovery Point and Dundee Contemporary Arts among the city's cultural highlights. The area is also exceptionally well served for education, with the University of Dundee and Abertay University contributing to the city's vibrant atmosphere, while Ninewells Hospital and the wider health campus are readily accessible.

For commuters, Dundee provides excellent road and rail connections, with regular services from Dundee railway station and straightforward access to the A90 and wider road network. Perth, St Andrews and the Angus countryside are all within comfortable travelling distance, while Dundee Airport provides further connectivity.

What makes this location particularly attractive, however, is the balance. Windsor Street gives you the architectural character and established atmosphere of one of Dundee's traditional residential areas, while the city's cultural, commercial and educational heart remains close enough to be part of everyday life. This is a home for someone who appreciates the difference between simply having an address and owning a property with genuine character, history and presence.



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