

15 Bright Street

DUNDEE, ANGUS, DD2 3DE



A home unlike any other, behind private gates lies this elegant period residence with 5 bedrooms, two bathrooms, plus a self-contained annex offering two en-suite studio suites



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser Legal is delighted to present this unique home in the city within walled and gated grounds. Distinguished by its handsome period façade, elegant proportions and remarkable versatility, this exceptional detached residence presents a rare opportunity to acquire one of Dundee's truly individual homes. Set within beautifully enclosed, gated gardens, the property effortlessly combines timeless character with modern family living, while offering a unique opportunity for multi-generational occupation or a lifestyle business.

From the moment the gates open onto the impressive turning circle driveway, the home makes an unforgettable first impression. The mature gardens provide a wonderful sense of privacy and seclusion, creating an oasis within the city and offering an enviable setting for family life and outdoor entertaining.

THE LOUNGE



Stepping inside, the generous room proportions immediately reflect the craftsmanship of a bygone era. High ceilings, elegant architectural detailing and beautifully balanced accommodation create a home of genuine distinction. The magnificent principal lounge is undoubtedly one of the home's defining features. Bathed in natural light and centred around a charming log-burning stove, it offers an inviting space in which to relax while retaining the elegance expected of a property of this calibre.

A separate formal drawing room provides exceptional flexibility, whether utilised as an elegant dining room for entertaining or a sophisticated sitting room.

THE DRAWING ROOM



THE KITCHEN/DINER



At the heart of the home is a modernised dining kitchen, where contemporary convenience blends seamlessly with period charm. Complete with a range cooker and generous dining space, it has been designed for everything from relaxed family breakfasts to hosting larger gatherings with ease. A stylish family bathroom completes the ground-floor accommodation.



THE BATHROOM (GROUND FLOOR)





The first floor offers five beautifully proportioned bedrooms, each enjoying the scale synonymous with period homes, together with a spacious family bathroom, providing excellent accommodation for growing families.

THE BATHROOM (FIRST FLOOR)



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

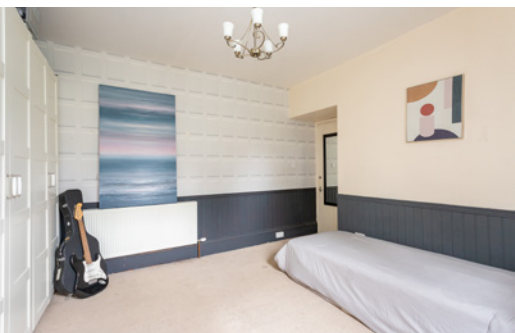


BEDROOM 5

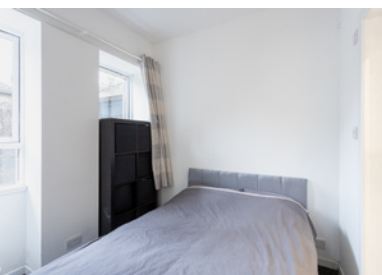
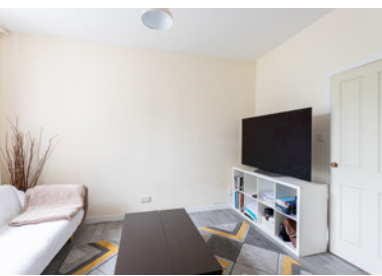


Further enhancing the appeal is the substantial self-contained annex, comprising two independent studio suites, each benefiting from its own private en-suite shower room. This highly adaptable accommodation is ideal for extended or multi-generational families wishing to enjoy independence while remaining close to loved ones. Equally, it presents an outstanding opportunity for guest accommodation, creative workspace or a boutique lifestyle business, subject to any necessary consents.

ANNEXE STUDIO 1



ANNEXE STUDIO 2



Outside, the enclosed gardens are every bit as impressive as the accommodation itself. Securely gated and beautifully established, they offer privacy, mature planting and generous outdoor living space, while the sweeping turning circle creates both practicality and an impressive sense of arrival.

Homes of this stature, flexibility and individuality rarely become available. Offering elegant accommodation, exceptional versatility and an enviable setting, this remarkable residence represents a unique opportunity to acquire a property capable of adapting to changing lifestyles for many years to come.

EXTERNALS

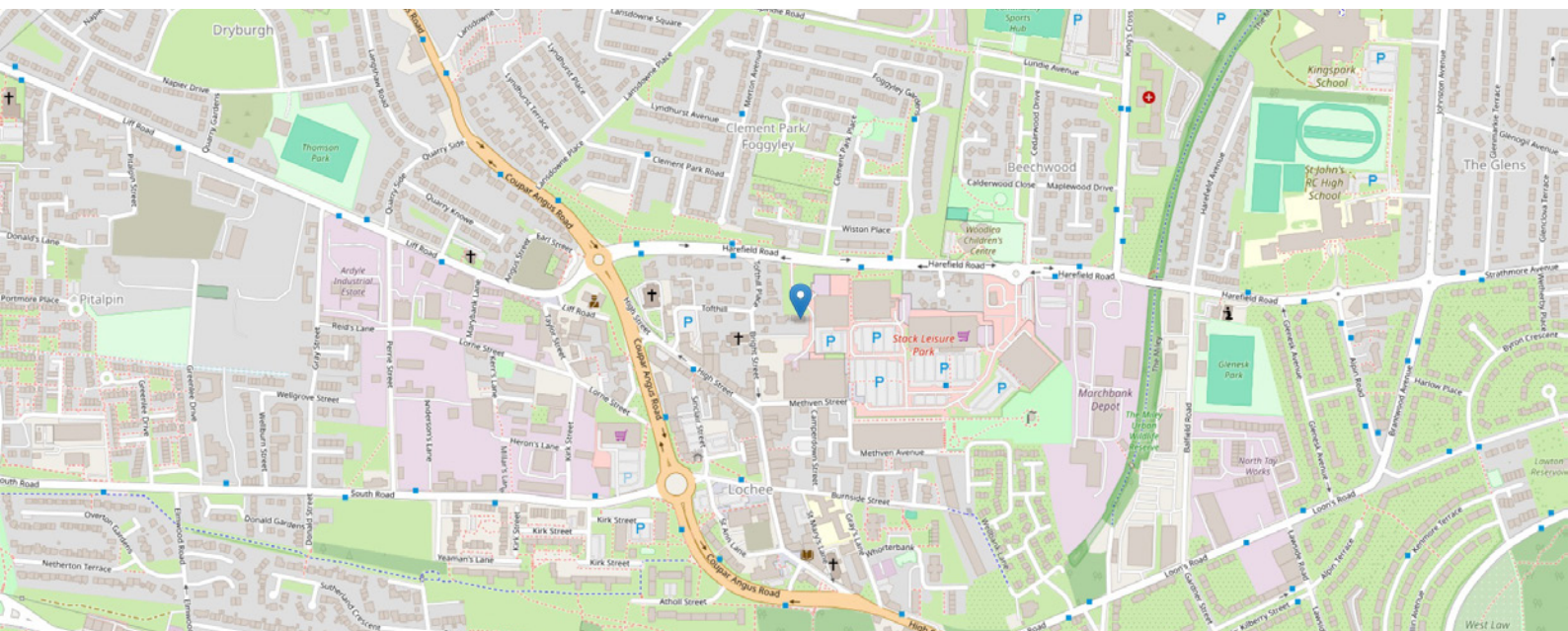


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 227m² | EPC Rating: D



THE LOCATION

Situated within a well-established residential area of Dundee, Bright Street enjoys an excellent balance of peaceful residential living and outstanding connectivity. The property is conveniently located for local amenities, highly regarded schooling, universities, healthcare facilities and a wide selection of independent shops, cafés and restaurants.





Dundee has established itself as one of Scotland's most dynamic and forward-thinking cities, renowned for its thriving waterfront regeneration, cultural attractions, world-class educational institutions and growing reputation in the life sciences, technology and creative sectors. Residents can enjoy attractions including the V&A Dundee, picturesque walks along the River Tay, championship golf courses and excellent leisure facilities.

The city's excellent transport links provide straightforward access to Perth, Aberdeen, Edinburgh and Glasgow, while nearby road and rail connections make commuting both practical and convenient. Combining the character of an established neighbourhood with easy access to everything Dundee has to offer, this location is ideally suited to families, professionals and those seeking a flexible lifestyle in one of Scotland's most progressive cities.



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