



Craighall, 20 Glamis Road

| Dundee | DD2 1ND

Thorntons 
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Description

'Craighall' is a rare and exciting opportunity to the market; this impressive sandstone home, is set within generous garden grounds affording beautiful views towards the River Tay.





Description

The property has been upgraded to an exacting standard and now expertly blends the charming period features of the 1920's era with contemporary styling and modern living spaces.

Located in the heart of Dundee's desirable West End, Craighall is situated just a short distance from Ninewells Hospital and Medical School, Dundee and Abertay Universities and highly regarded primary and secondary schools. It also benefits from the nearby green spaces of Victoria and Balgay parks and frequent commuter transport links to City Centre.

The property is extensive in size spanning over 350 square meters with much of the accommodation offering flexible use between public and bedroom space. The owners currently utilise the home as five bedrooms with office space and five main public rooms.

Craighall is not only characterised by its impressive size but also by a wealth of original features that have been preserved over the years. The panelled reception hallway is a standout feature and is complimented by a number of original decorative leaded windows. Deep original skirting boards, picture rails, handmade cabinetry, fireplaces and original hardwood flooring can be found throughout.

In addition, the property benefits from a full and modern specification. The bathrooms have high quality designer sanitary wares and contemporary tiling with luxuries such as under floor heating.

The spacious dining kitchen is fitted with a wide range of quality units, granite benchtops and a compliment of Siemens appliances. There is also a useful utility room and cloak room.

The upper level provides additional bedroom accommodation; large cinema room, home gym, guest shower room and separate WC.

The property is well insulated and fully double glazed with modern windows.

Externally, Craighall is set within substantial manicured garden grounds. An impressive broad monoblocked driveway area offers spacious off-street parking for a number of vehicles. The large detached garage is fitted with power, light and a WC. Stunning, southerly Tay vistas can be enjoyed from the lower and upper levels. EPC C









20 Glamis Drive , Dundee , DD2 1ND



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID617645)

Entrance Vestibule	4'6 x 2'5	1.37m x 0.74m
Reception Hallway	39'2 x 9'2	11.94m x 2.79m
Lounge	15'0 x 14'8	4.57m x 4.47m
Conservatory	20'2 x 13'4	6.15m x 4.06m
Sitting Room	20'0 x 13'4	6.10m x 4.06m
Dining Kitchen	20'0 x 18'5	6.10m x 5.61m
Utility Room	8'4 x 5'4	2.54m x 1.63m
Bedroom 1	14'1 x 20'3	4.29m x 6.17m
Bedroom 2	14'1 x 13'2	4.29m x 4.01m
Bedroom 3	14'1 x 13'9	4.29m x 4.19m
Bathroom	12'6 x 7'6	3.81m x 2.29m
Bathroom	8'8 x 7'2	2.64m x 2.18m
Bedroom 4	12'7 x 11'9	3.84m x 3.58m
Bedroom 5/study	15'5 x 12'6	4.70m x 3.81m
Home Cinema	21'7 x 19'7	6.58m x 5.97m
Gym	15'7 x 12'0	4.75m x 3.66m
Bedroom 6	13'1 x 12'1	3.99m x 3.68m
En-Suite	7'4 x 5'1	2.24m x 1.55m
Garage	20'6 x 12'0	6.25m x 3.66m
WC	6'4 x 3'4	1.93m x 1.02m

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