

# 30 Tait's Lane

DUNDEE, DD2 1DZ



*Splendid three-bedroom semi-detached home  
with charm and elegant proportions*



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Located in the desirable West End of Dundee, Tait's Lane sits tucked away with quiet enjoyment of the Southerly aspect.

Handsome in its period, this elegant three-bedroom home retains many original features married with comfortable modern facilities. From the approach to the building, the façade is splendid to look at with a portico at the front door.

# THE LOUNGE



The lounge enjoys a southerly aspect with views over the garden. French doors open to the patio. Stripped pine floorboards, ornate cornice and ceiling rose and feature fireplace all add to the period attraction of this spacious room with elegant proportions.

# THE KITCHEN



The dining kitchen offers ample floor and wall units with a peninsula breakfast bar.  
The kitchen is partially open to the dining room.



# THE DINING ROOM & UTILITY



This public room is carpeted and offers a window to the back of the house. Doors from here reveal a small study area and a utility room.



# BEDROOM 3



The ground floor holds bedroom 3 and the family bathroom complete with a shower over the bath and a glazed screen.

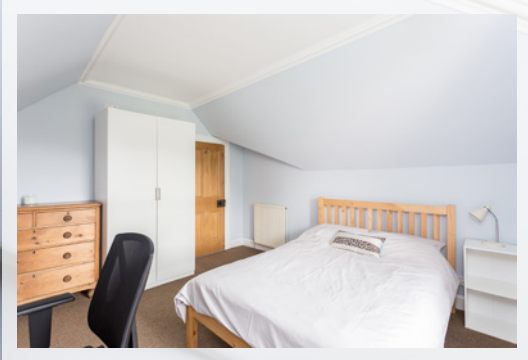
# THE BATHROOM





A vestibule from the front door leads to the welcoming and bright hall with an impressive, turning, staircase. The upper floor offers two bedrooms.

## BEDROOM 1



# BEDROOM 2

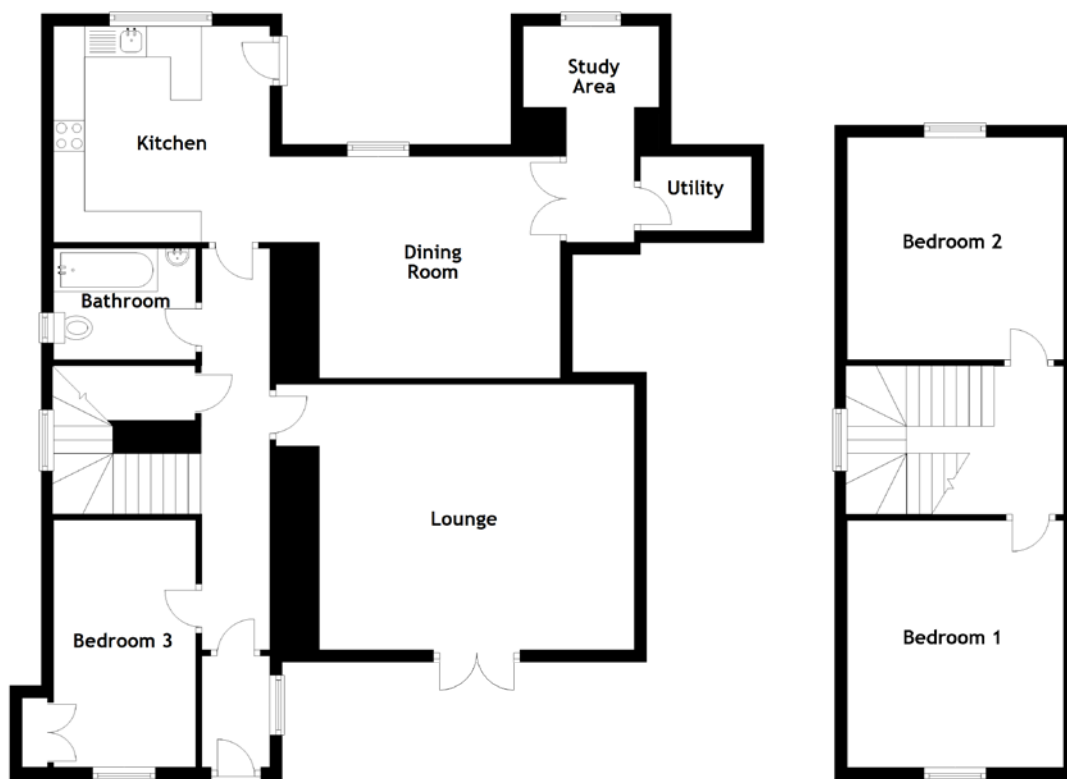


To the rear is a shared, tarred, access with parking at the back door. To the front is a drive with a carport behind gates. The South-facing garden offers a peaceful area to sit and is fully enclosed by walls and hedges and mature flower and shrub beds but please note there is also a water feature. Overall, this home exudes a sense of calm and comfort in an ideal location. Some works are anticipated.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining Room	3.90m (12'10") x 3.59m (11'9")
Study Area	3.50m (11'6") x 2.20m (7'2")
Utility	1.80m (5'11") x 1.20m (3'11")

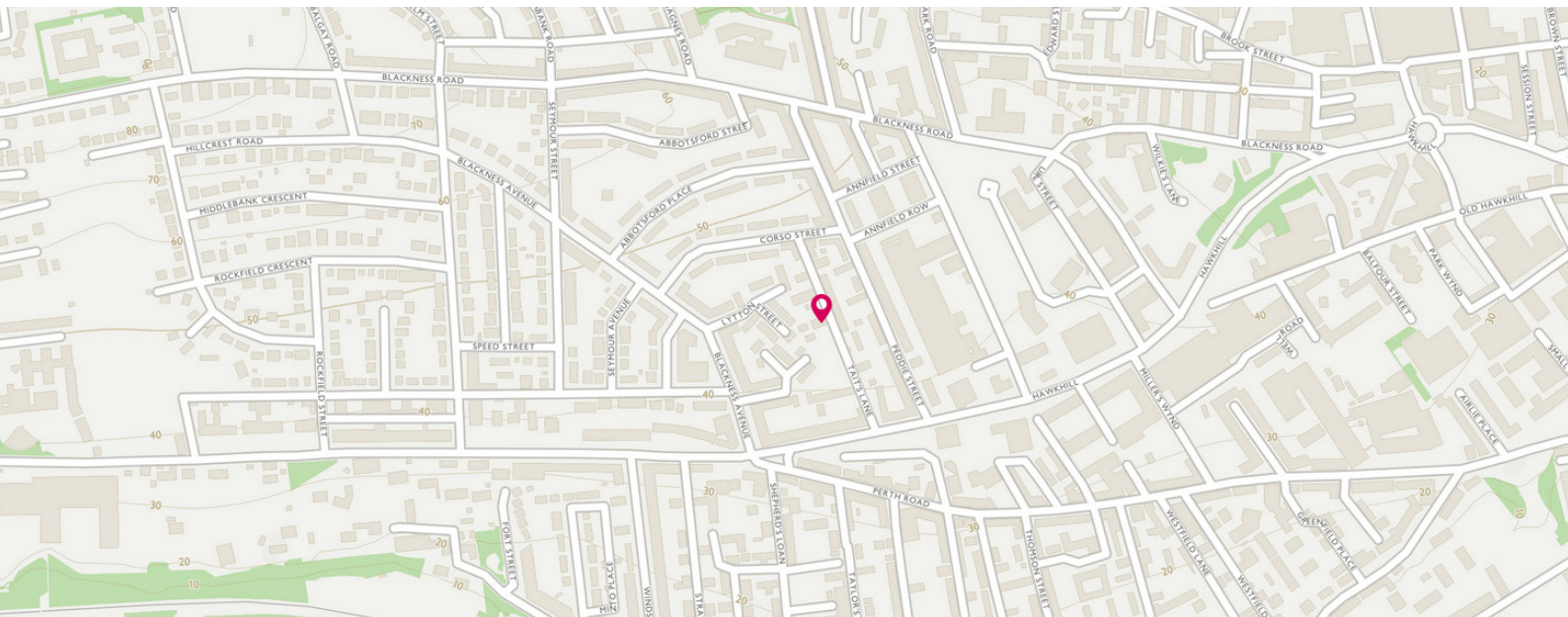
Bedroom 3  
Bathroom

4.00m (13'1") x 2.30m (7'7")  
2.30m (7'7") x 1.80m (5'11")

## First Floor

Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")

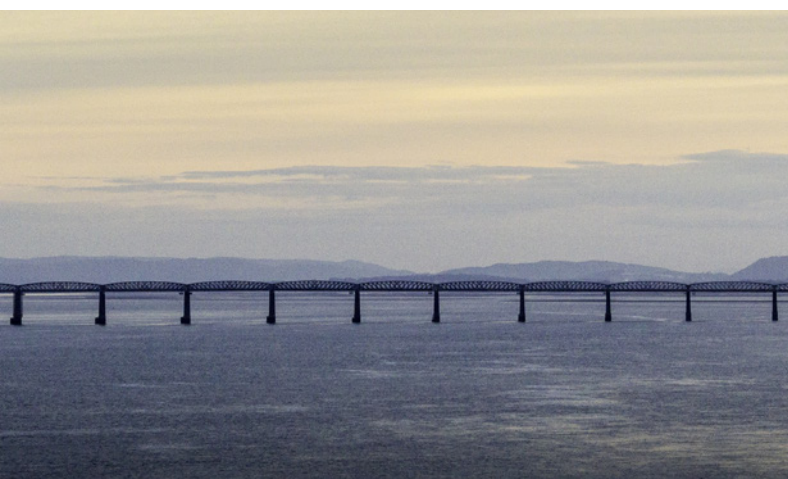
Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Situated in the West End of Dundee, Tait's Lane is located in a well established and sought after residential area some two miles west of the City Centre and within good proximity to both Ninewells and Royal Victoria Hospital.





The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. The Town of Carnoustie, with its world-famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure and Monifieth. St Andrews is also within easy driving distance. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North Lie the Angus Glens. Adequate public transport, shopping, social and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre.

Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The 'Victoria & Albert Dundee' museum opens in 2016. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

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