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Residential Development Opportunity | 3 & 4 Argyle Place, Thomson Street | Dundee DD1 4LE



Offers in excess of £230,000 are invited



Residential Development Opportunity, 3 & 4 Argyle Place Thomson Street, DUNDEE DD1 4LE For further information phone 01382 433138/433430

LOCATION

The property is located in the west end of Dundee approximately 1 mile from the City Centre just off Thomson Street which runs southwards from Perth Road. This popular and vibrant area is within easy walking distance of the city centre, Perth Road shops and restaurants and the University of Dundee campus as well as public transport networks.

DESCRIPTION

The subjects comprise a semi-detached sandstone villa with slated roof dating from the late 1800s and arranged over 3 levels. The accommodation is arranged in 2 self-contained flats as follows:

3 Argyle Place – ground floor flat with both front and rear access doors and providing Vestibule, Hallway, two Public Rooms to the front together with a Kitchen, a further Bedroom with ensuite facilities and a Bathroom to the rear.

4 Argyle Place – first and attic floor flat entered via an external stair from the rear of the property. At first floor there is a Vestibule, Hallway, two Public rooms to the front with a Bedroom, Kitchen and Toilet to the rear. At attic level there are four Bedrooms and a Box room with a Bathroom off the main hallway.

To the rear there is a partially paved garden area and small out house.

SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should carry out their own investigations prior to purchase however mains drainage, electricity, gas and water are understood to be installed.

PLANNING

3 & 4 Argyle Place are residential in nature and located within the West End Lanes Conservation Area. Any proposed external alterations or extensions would therefore require to preserve and enhance the existing surrounding historic character and meet the requirements of **Dundee Local Development Plan 2019** Policy 11 as well as the Supplementary Guidance on **householder development**. Early discussion with the Planning Team is encouraged for any alterations or changes to the current property and they can be contacted via Planning@dundeecity.gov.uk.

RATING

The property has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as follows:

3 Argyle Place - £4,700

4 Argyle Place - £9,300

Please note that the property will be reassessed for Rating/Council Tax purposes depending on its future use.

HOME REPORTS

Home Report information can be viewed via the following links or requested from the contact details below:

3 Argyle Place - <https://www.onesurvey.org/find-a-home-report/request-a-copy/?q=147104>

4 Argyle Place - <https://www.onesurvey.org/find-a-home-report/request-a-copy/?q=147105>

ENERGY PERFORMANCE CERTIFICATE

The property has Building Energy Performance Ratings as follows:

3 Argyle Place - D

4 Argyle Place - E

Current Energy Performance certificates are available within the Home Report.

OFFERS

Offers in excess of £230,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

LEGAL FEES

Each party will be liable for their own legal fees in connection with the disposal of the subjects.



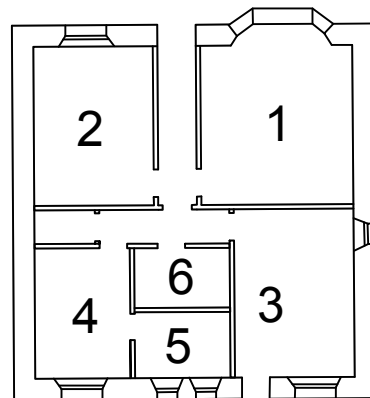
FLOOR LAYOUT AND AREAS

All measurements are approximate.

Room No metres feet and inches

3 Argyle Place - Ground floor

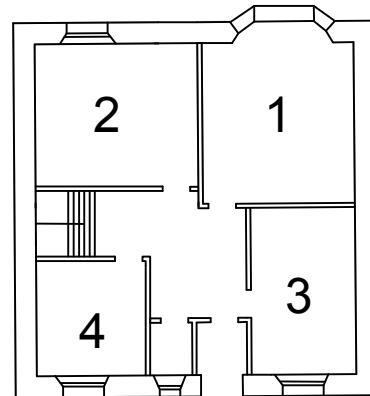
1	4.29m x 4.47m	(14'1" x 14'8")
2	3.38m x 4.47m	(11'1" x 14'8")
3	3.61m x 5.21m	(11'10" x 17'1")
4	3.00m x 3.68m	(9'10" x 12'1")
5	2.67m x 2.11m	(8'9" x 6'11")
6	2.64m x 2.16m	(8'8" x 5'3")



GROUND FLOOR - 3 ARGYLE PLACE

4 Argyle Place - First Floor

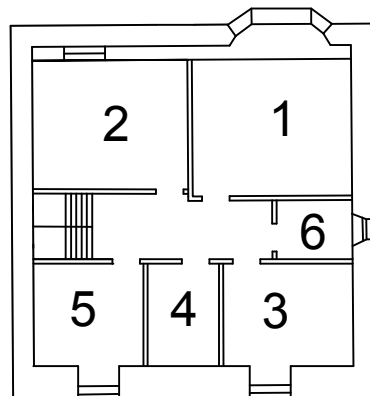
1	4.88m x 4.64m	(16'0" x 15'3")
2	4.6m x 3.86m	(15'1" x 12'8")
3	3.3m x 5.03m	(10'10" x 16'6")
4	3.33m x 3.58m	(10'11" x 11'9")



FIRST FLOOR - 4 ARGYLE PLACE

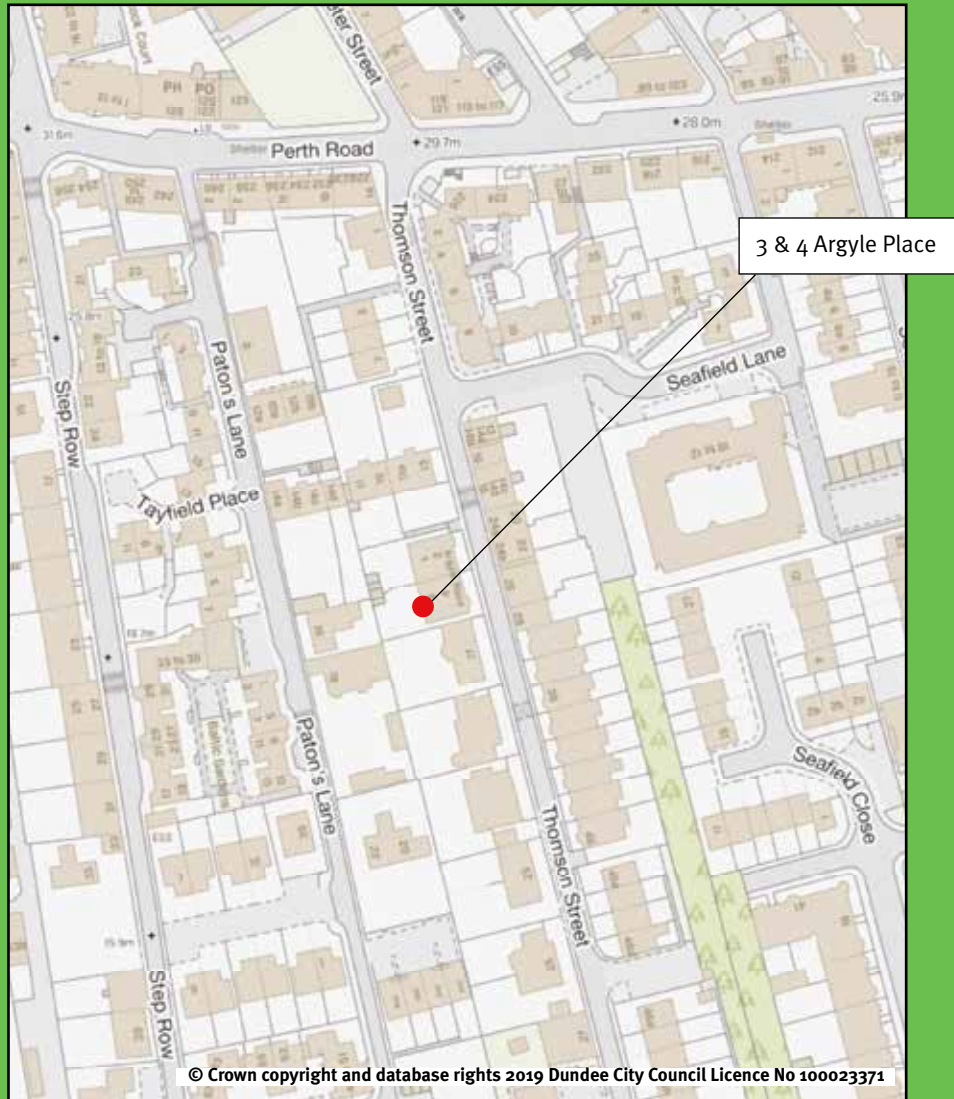
4 Argyle Place - Attic

1	4.9m x 3.81m	(16'1" x 12'6")
2	4.37m x 3.58m	(14'4" x 11'9")
3	3.67m x 2.87m	(12'0" x 9'5")
4	1.98m x 2.87m	(6'6" x 9'5")
5	3.68m x 2.87m	(12'1" x 9'5")
6	2.31m x 1.55m	(7'7" x 5'1")



ATTIC FLOOR - 4 ARGYLE PLACE

Not to scale



The information contained in this document is intended as a guide only and forms no part of a binding contract. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of Dundee City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy. Dundee City Council will not reimburse any costs (in part or in whole) incurred by any individual or party proposing to offer for the subjects or in the event that the property is withdrawn from the market. All prices and rentals are quoted exclusive of VAT unless otherwise stated.

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For further information contact:

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