





Gilson Gray are delighted to bring this iconic property to market. The subjects comprise a B listed detached villa, constructed in 1865 for Joseph Luke Jute Importer.

The property sits over single, two storey and a three storey turret. On the east elevation there is a further B listed conservatory and billiard room. Offered as a development opportunity this historic mansion is currently divided into three entities;

Ground floor – generous flat incorporating conservatory and billiard room. (Previously Jessie's Kitchen). Basic condition.

Upper floor – Three bedroom residential flat in excellent condition and incorporating viewing turret.

Rear building – Ground and first floor maisonette apartment. Basic condition.

Total internal area, circa 708 M2.

This impressive property sits within 1.35 acres of mature, well- tended gardens with a southerly aspect. Set within one of the most sought after locations in the city. Close to Broughty Ferry, its beaches and popular schools; both primary and secondary.

Viewing strictly by appointment only through Gilson Gray Estate Agents. Please note that due to the nature of this investment, we require confirmation from potential purchasers' solicitor of ability to fund the project before viewing.





"A B LISTED DETACHED VILLA, CONSTRUCTED IN 1865 FOR JOSEPH LUKE JUTE IMPORTER"





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