

FOR SALE

 **GRAHAM
SIBBALD**



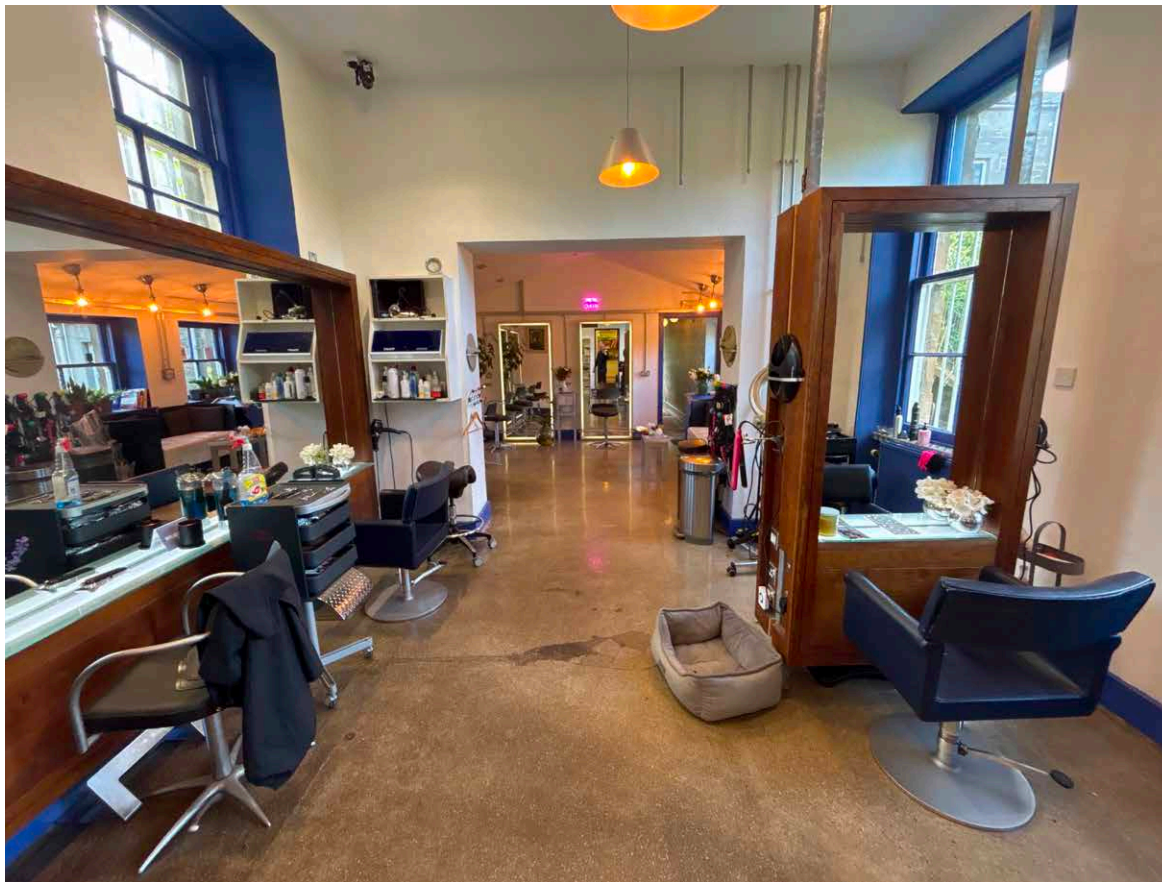
**Viewbank
7 Dudhope Terrace
Dundee, DD3 6HG**

- Attractive period building (C Listed)
- Corner plot / site
- Large enclosed front and rear gardens
- Mix of residential and commercial accommodation
- Suitable for re-development
- 510.48 sq.m (5,494 sq.ft)

LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000.

The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population lying within a 90 minute drive time.



More precisely, the subjects are located on the north side of Dudhope Terrace within an attractive and mature residential location adjacent to Dudhope Park.

Surrounding properties are a mix of offices and residential dwellings. The close-by former Royal Infirmary building has been converted to provide a range of purpose built flats and townhouses.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial detached traditional stone and slate residential dwelling with single storey annex in commercial use (Hair and Beauty Salon). The subjects come with a slate/brick garage accessed off Panmure Terrace.

Internally the subjects are laid out over ground and first floor levels. Accommodation provides for 5/6 bedrooms, 4 bath/shower room, kitchen, sitting room, dining room etc.

An annexe is currently in commercial use, utilised as a hair and beauty salon.

HISTORY

Built in 1863 for one of Dundee's foremost citizens, Thomas Smith, jute merchant and co-owner of Polepark Works. Attributed to Edward & Robertson architects, garage by Robert Gibson. Later owned by generations of the Ritchie family, Sir George was agent and regular host to Winston and Constance Churchill when Dundee's MP, as president of the Dundee Liberal Association. In various uses associated with Dundee Royal Infirmary and NHS facilities from 1950s to 2017.

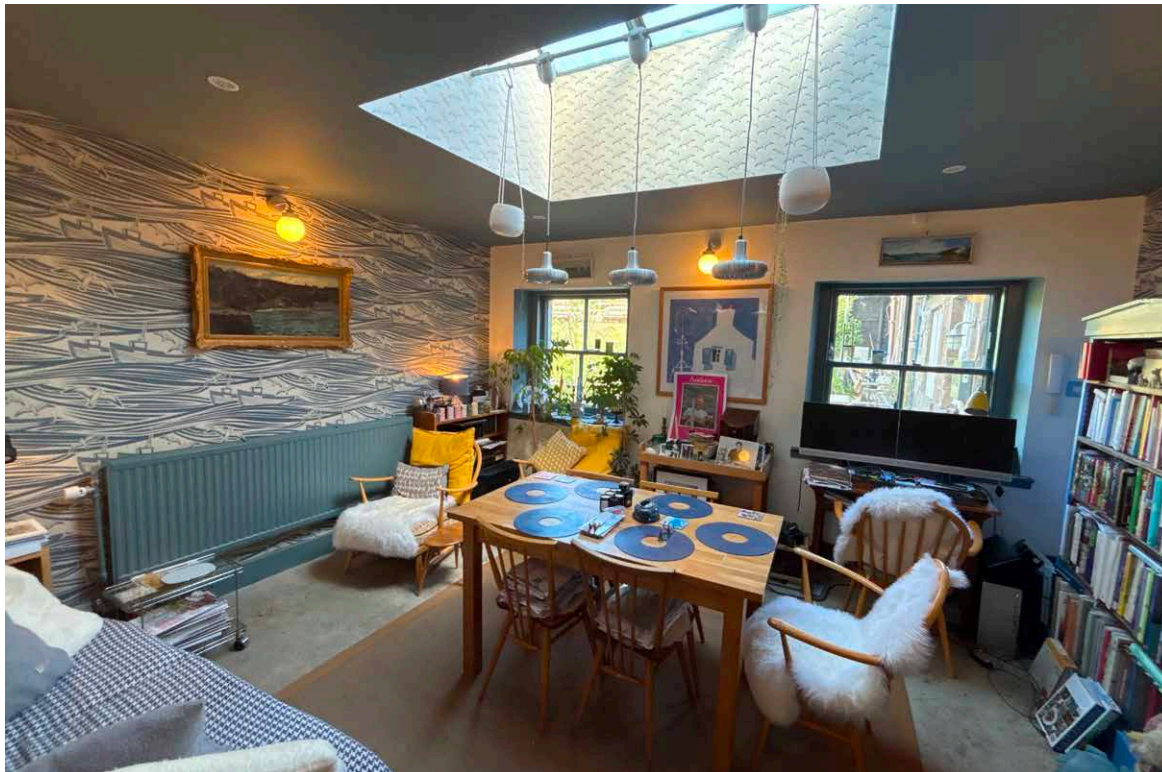
OPPORTUNITY

Being sold as an ongoing project with no home report. Potential for further alterations / subdivision (subject to consents).

ACCOMMODATION

We have measured the property to arrive at the following Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	323.07	3,477
First	187.41	2,017
TOTAL	510.48	5,494



RATEABLE VALUE

The subjects are entered into the Scottish Assessor's website as follows;

ADDRESS	Rateable Value / Council Tax
7 Dudhope Terrace (Commercial)	Salon - £6,400
7 Dudhope Terrace (Residential)	House — Band G

LEGAL COSTS + VAT

The subjects are not elected for VAT.

EPC'S

F Rating .





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

PRICE

The subjects are available For Sale with offers in the region of £375,000 invited.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.