

# Thorntons

Offers Over £190,000



30 Albany Terrace, Dundee, DD3 6HS

Excellent opportunity to purchase a well presented, ground floor dwelling, forming part of traditional stone constructed property. Albany Terrace is conveniently situated within close proximity to the city centre and universities, whilst enjoying a secluded location. Dundee has all the amenities expected from a major centre, many within easy distance, whilst there are local parks and schools nearby.

The property comprises; Entrance vestibule, large lounge with bay window, natural wood flooring, period fireplace with tiled inlay and plinth and period cornicing. There is a useful dining room with natural wood flooring, whilst the kitchen has a range of wall, base, drawer units and tiled splashback. The family bathroom benefits from 3 piece suite with electric shower over bath. There are four bedrooms with the master bedroom having the benefit of a dressing area and en-suite shower room off.

The property benefits from part double glazing, gas fired central heating and will be sold with all fitted floorcoverings and light fittings. Externally, there is an attractive garden to the front and side of the property with a range of mature trees, shrubs and bushes and a shared garden to the rear.

**30 Albany Terrace, Dundee, DD3 6HS**  
**Room Dimensions**

Lounge	19'0 x 16'0	(5.79m x 4.88m)
Dining	11'11 x 10'4	(3.63m x 3.15m)
Kitchen	10'6 x 7'2	(3.20m x 2.18m)
Bathroom	9'2 x 5'2	(2.79m x 1.57m)
Bedroom 1	13'2 x 12'9	(4.01m x 3.89m)
En-suite	5'6 x 4'0	(1.68m x 1.22m)
Bedroom 2	13'6 x 9'1	(4.11m x 2.77m)
Bedroom 3	9'11 x 8'1	(3.02m x 2.46m)
Bedroom 4	12'3 x 7'7	(3.73m x 2.31m)



Ground Floor  
Illustrative only. Not to scale.

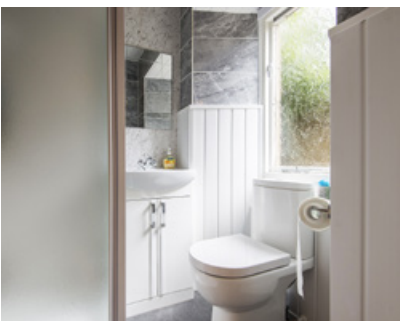
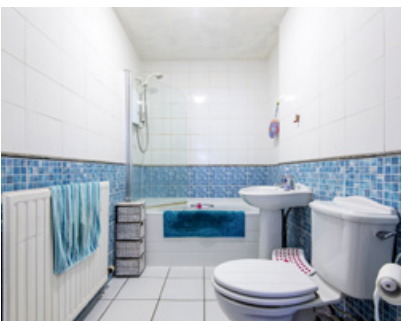


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SPC

SCOTLAND

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2 Public



On Street  
Parking



4 Bed



EPC Rating



2 Bath



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.