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Thorntons 
The right way to move



3 Albyn Villas, 6 Maryfield Terrace

| Dundee | DD4 7AE



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Offers Over £160,000

Forming the ground floor level of a divided stone built Villa of immense character, this well appointed dwelling will provide spacious and versatile accommodation which must be viewed to be fully appreciated.

The subjects are in stylish decorative order benefiting from double glazing, gas central heating with new boiler, modern open plan dining kitchen and will be sold with floorcoverings, blinds, light fittings, range cooker and security alarm system included. Room sizes are well proportioned with adaptable usage.

Externally there are well kept enclosed garden grounds to front, side and rear with lawns, raised wood decking patio, shed, mature well stocked borders and further separate shared drying area with useful outhouse.

A wide range of excellent local amenities include recreational facilities, schools, shops and further services at city centre are within easy access.

Period features include the ornate ceiling plasterwork and natural wood varnished floors in the lounge and open plan dining kitchen. This particular property is an excellent example. EPC - D



- Divided Stone Villa/Lower Level

- South Facing Lounge

- Open Plan Dining Kitchen

- 3 Bedrooms

- Bathroom

- Utility Room

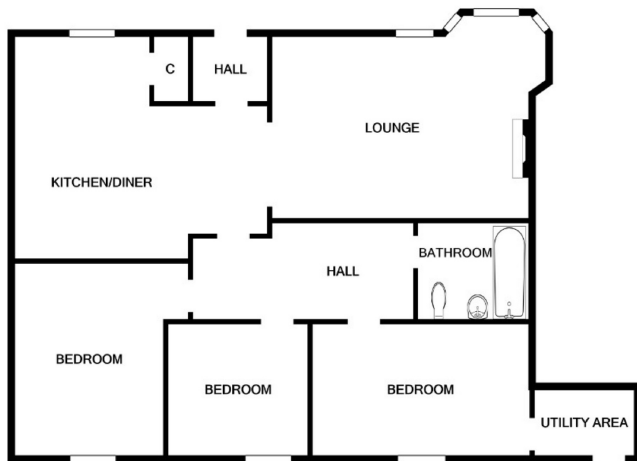
- Period features

- Enclosed Garden & Shed

- Shared Drying Area with Communal Outhouse

- EPC - D





Lounge	16'5 x 16'0	5.00m x 4.88m
Kitchen/Dining	16'2 x 16'0	4.93m x 4.88m
Utility	8'10 x 5'10	2.69m x 1.78m
Bathroom	8'2 x 5'8	2.49m x 1.73m
Bedroom 1	11'9 x 11'6	3.58m x 3.51m
Bedroom2 /Office	15'0 x 10'8	4.57m x 3.25m
Bedroom 3	10'9 x 10'8	3.28m x 3.25m

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