



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

22A Albany Terrace, Dundee, DD3 6HR

Offers Over  
£250,000



***"Traditional Period Style Converted Main Door Dwellinghouse In Prime Location"***

Accommodation: Entrance Vestibule, Hallway, Lounge, Dining Room, 3 Bedrooms, Study/Dressing Room, Kitchen and Bathroom, Partial Double Glazing and Gas Central Heating.



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## Description

We are pleased to offer to the market this fine traditional Main Door Dwellinghouse part of a detached two storey sub-divided villa.

The property offers spacious accommodation whilst retaining many original features throughout. Adaptable accommodation on one level making it an ideal residence for a variety of buyers.

The accommodation is well proportioned and versatile and comprises of:-

Entrance vestibule leading to grand hall. The impressive lounge features ornate cornice to the ceiling and focal fireplace with open fire. Spectacular views towards the River Tay and beyond. Double opening doors to the front bedroom which is also an impressive room with many original features and also providing the views towards the River Tay and beyond. 2 further double bedrooms, one with dressing room/study leading off and open fire. The dining room is located to the rear of the property having retained original storage cupboards and original fireplace with multi fuel stove. From the dining room, there is a small inner hall with cupboard located off which houses the central heating boiler and washing machine.

The kitchen is fully tiled and fitted with ample base and wall mounted units, range cooker, integrated fridge/freezer and dishwasher. The pantry is located off the kitchen.

The bathroom is modern and contemporary. Fully tiled walls and floor, W.C, sink, bath and walk-in shower-unit.

## Outside

The property is accessed to the front via steps and a path leading to the entrance vestibule on the east side of the building. The site to the front is terraced being laid in random paving and crushed slate. Directly at the rear door is a small slabbed court yard and an area of terrace which is of concrete construction overlaid in artificial grass and a rockery area with trees. There is also a clothes drying area.

There are mutual steps giving access to Adelaide Terrace at the rear.



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## Area

The property is pleasantly situated with excellent local amenities nearby, including shops, schools, transport links and open spaces such as Dundhope Park and Dundee Law.

## Included In Sale

Floor coverings, window blinds, kitchen appliances (no warranties are given). There will be other furniture available for separate negotiation.

## Viewing

Through the Solicitors, to view contact the Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07562 269483.

## Home Report

For a copy of the Home Report contact the Solicitors.



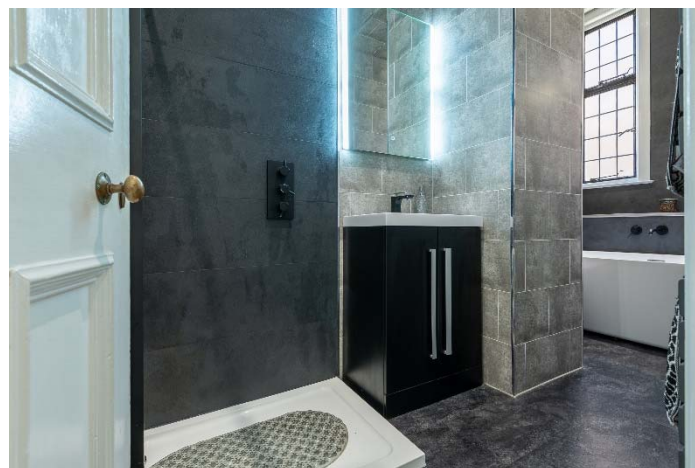
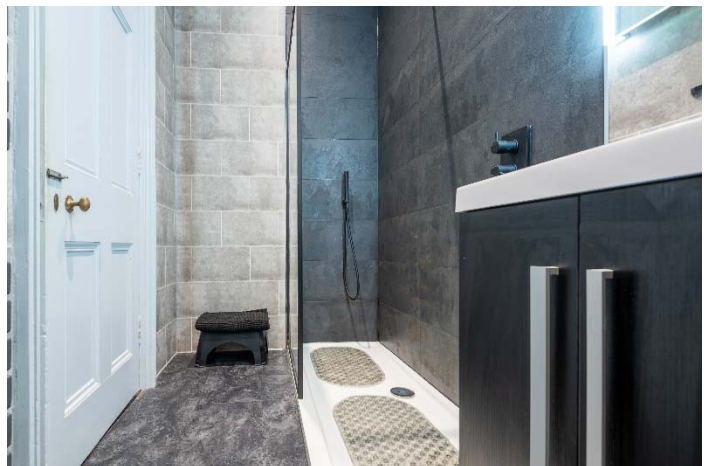
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## Accommodation

Lounge	20'11" x 15'10"
Dining Room	14' x 13'5"
Kitchen	10'5" x 9'5"
Bedroom 1	20'11" x 15'7"
Bedroom 2	15'11" x 12'10"
Dressing Room/Study	15'1" x 7'6"
Bedroom 3	9'10" x 7'5"
Bathroom	14'2" x 6'9"



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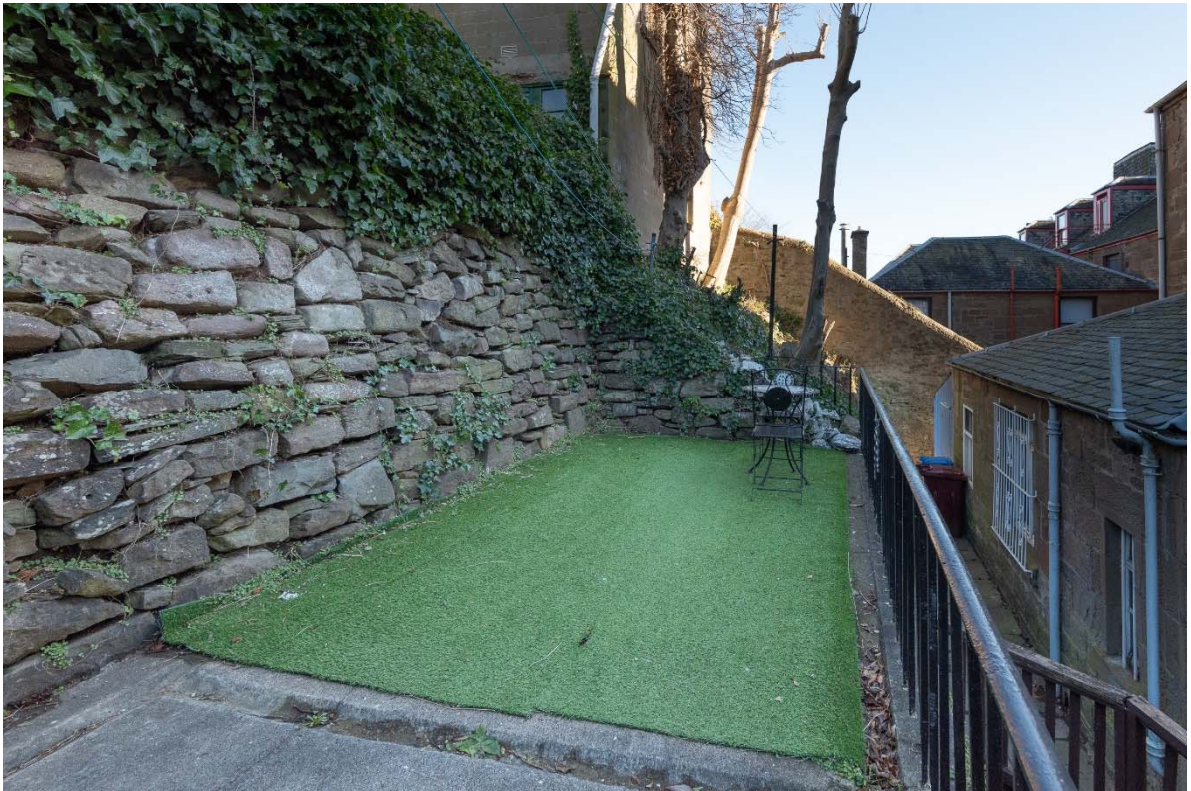
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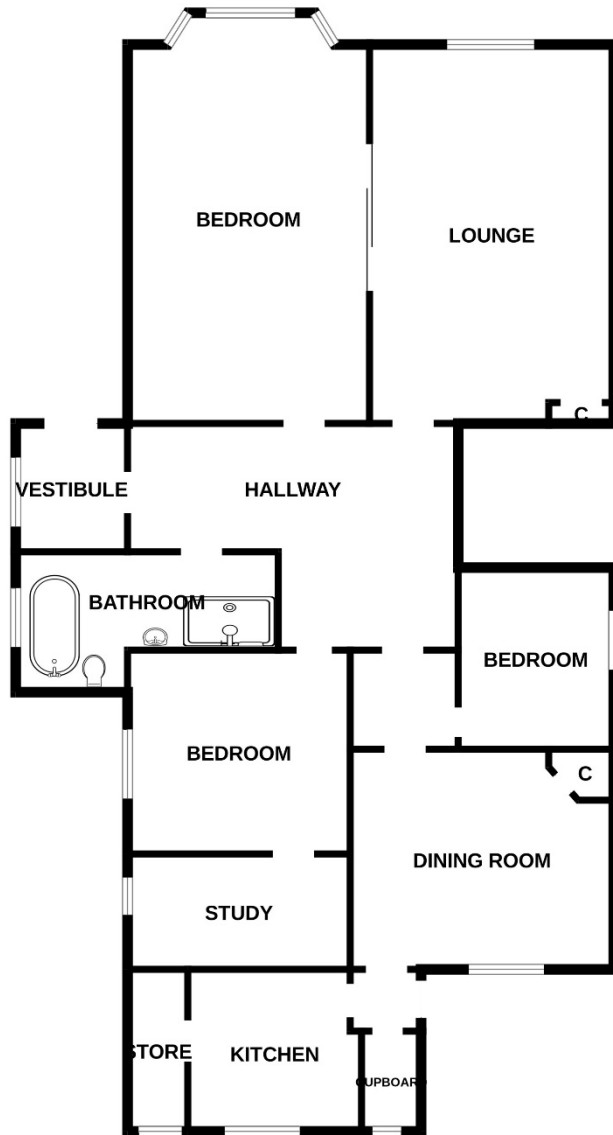


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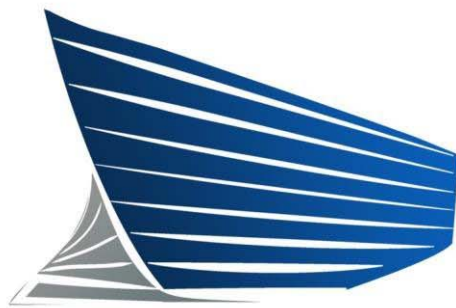
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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