



68

ALBANY ROAD

Broughty Ferry, Dundee, DD5 1NW





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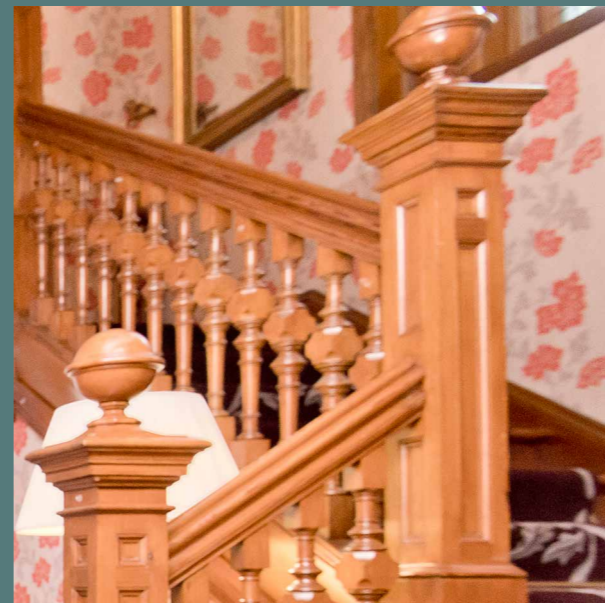
Welcome to *68 Albany Road*



Set discreetly behind an original boundary wall with secure intercom entry and electric gates, 68 Albany Road reveals itself with a quiet sense of arrival. Extending to over 7,700 sq ft the house provides an exceptional scale of living. The flexible layout comprises four principal reception rooms, six to seven bedrooms, a remarkable leisure suite including a swimming pool, jacuzzi and steam room, three bathrooms, a shower room and four WCs, alongside a substantial treble garage, all nestled in remarkable, landscaped garden grounds.



Rich in detail and *character*

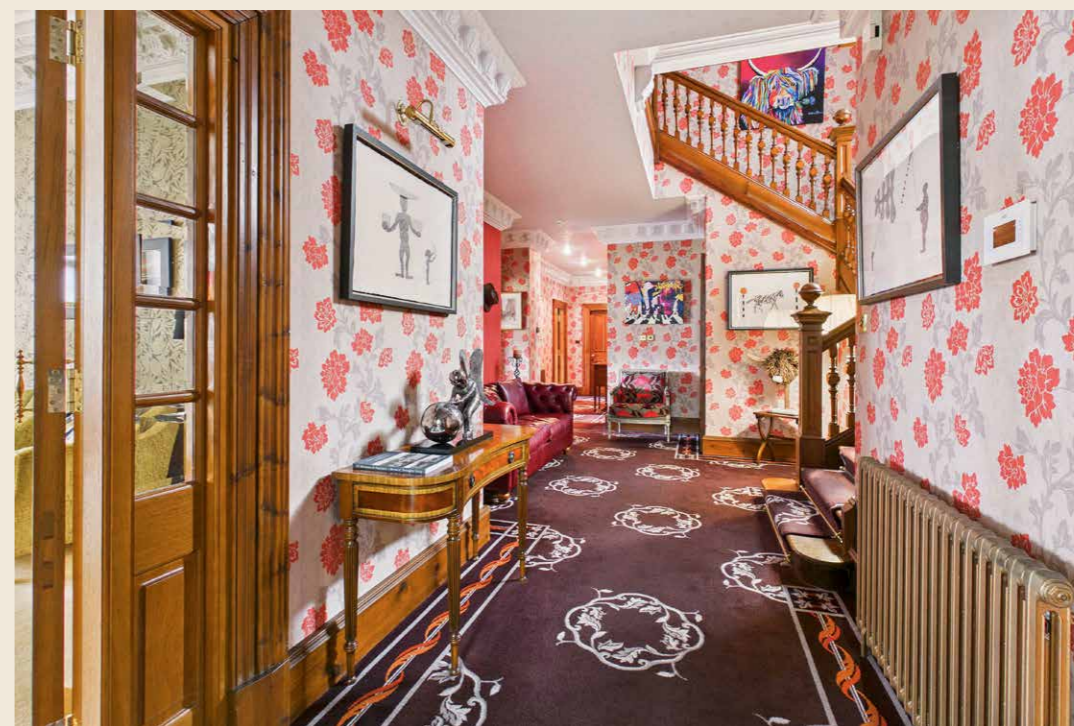




Welcome *home*

Entry is via an elegant portico, where striking stained glass windows and original terracotta tiling set the tone for what follows. Beyond, the vestibule retains beautiful terrazzo mosaic flooring and further stained glass detailing, offering a rich and characterful introduction.

This leads seamlessly into an impressive reception hall, where a generous sense of space is immediately apparent. A defined snug area provides a more informal seating space within the hall itself. A particularly notable feature is the wide oak staircase, rising to the upper level and illuminated by an ornate stained glass window, casting coloured light across the stairwell and reinforcing the home's period pedigree.



Formal *sitting room*

Enjoying a bright southerly aspect, the formal sitting offers scale and elegance in equal measure. Dual aspect windows and direct access to the garden ensure an abundance of natural light throughout the day. Generous proportions allow for a variety of seating arrangements, making this an ideal setting for more formal entertaining.

The room is richly detailed, with deep decorative corning and a central ceiling rose, framed by curated wallpaper that enhance its character. At its heart sits a substantial marble fireplace with gas insert, providing a natural focal point and a cosy atmosphere during the colder months.



For elegant *entertainment*





The kitchen, *dining & snug*

The kitchen forms the true heart of the home. Designed as an open-plan kitchen, dining and informal seating space, it balances contemporary design with everyday practicality. The kitchen itself is finished in a sleek, handleless gloss mocha, with a full range of integrated appliances set behind a clean, uninterrupted façade. Specification is of a particularly high standard, featuring a suite of appliances by Neff and Siemens, thoughtfully incorporated throughout.

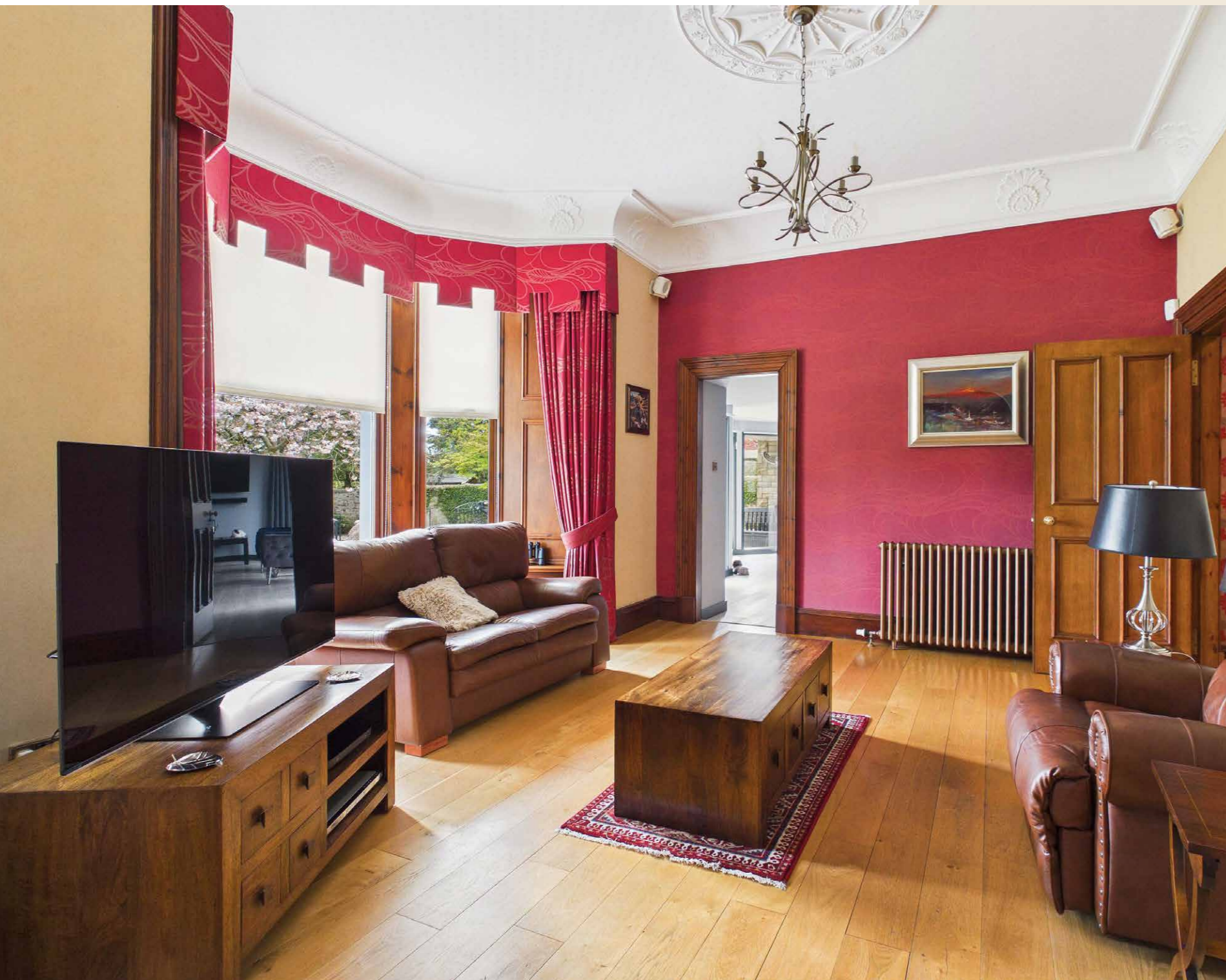
These include a large induction hob, multiple ovens including combination and grill functions, a warming drawer, integrated microwave and a built-in

coffee machine. A wine cooler/fridge adds a further layer of refinement, complemented by integrated fridge and freezer units, dishwasher, and generous pull-out larder storage. An instant boiling water tap enhances both convenience and efficiency. The large kitchen island, with integrated seating zone the room for cooking and dining. The dining area offers space for a substantial table and chairs, while a dedicated snug area, positioned beside a fireplace, creates a more relaxed corner for day-to-day living. A separate utility room sits just off the kitchen, providing additional storage and laundry facilities, ensuring the main space remains both uncluttered and highly usable.



The heart
of this home





The living room & formal dining

What would have originally served as the morning room and formal dining room has been reimagined as a large, open-plan family/TV-room and dining room. Enjoying a sunny aspect and attractive garden views, this is a warm and versatile room, finished with hardwood flooring and detailed cornicing. Its scale allows for both generous lounge seating and a full dining arrangement, making it well suited to both everyday family life and larger gatherings.

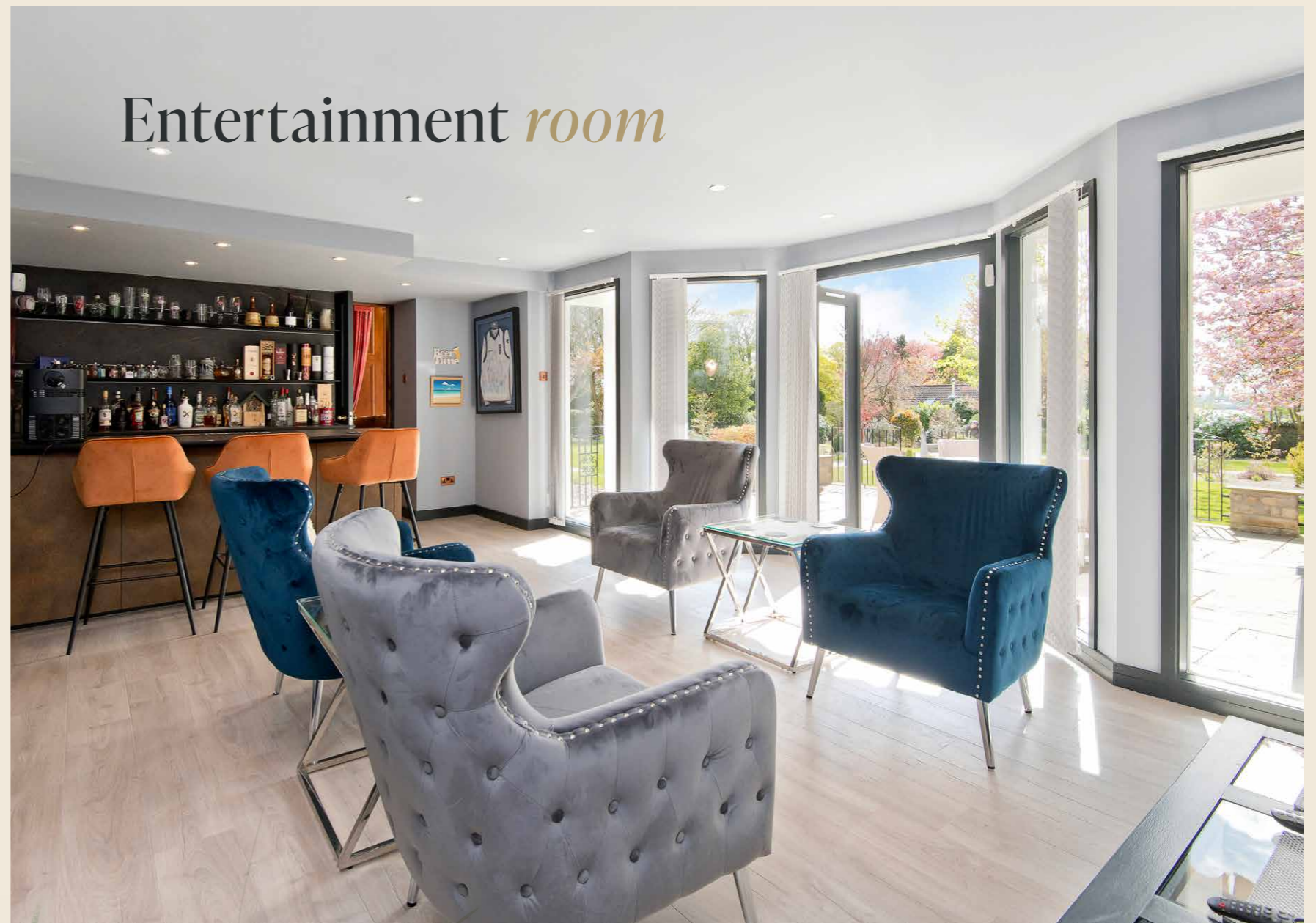
A space for the *whole family*





Flowing naturally from the family space is a dedicated entertainment room, thoughtfully designed with social living at its core. Incorporating an impressive built-in bar and comfortable seating area, this is a space that lends itself effortlessly to hosting, whether for relaxed evenings, sports viewing or larger gatherings. French doors open directly onto a terrace and the garden beyond, allowing the room to extend outdoors during the warmer months.

A defining feature of this space is its direct connection to the adjacent leisure suite. Large glazed partition walls and sliding doors link the room to the pool area beyond, allowing the two spaces to open up and function as one. When fully opened, this creates a seamless flow between entertaining, relaxation and recreation, making it particularly well suited to family life and larger social occasions.



Entertainment *room*



The *Leisure suite*

Occupying an exceptional under-roof space, the leisure suite is one of the home's most striking and versatile features. Accessed from the reception hall, or the entertainment room. At its centre lies a substantial swimming pool, complemented by a jacuzzi, offering a space that is equally suited to relaxation, exercise and family enjoyment. Natural light filters in through large glazed sections, while oversized sliding doors open directly onto the garden, allowing the space to flow effortlessly outdoors during warmer months.

Beyond the pool itself, the suite is thoughtfully arranged to support day-to-day use, with a dedicated seating area, changing room, shower facilities, WC and a steam room, creating a fully self-contained wellness environment within the home. A plant room ensures practical operation, while internal access leads directly through to the garage.



The upper *accommodation*



The original wide oak staircase, illuminated by an oversized stained glass window, rises to a generous upper landing, creating a natural central hub from which all principal rooms are accessed.

The first floor is thoughtfully arranged, offering six bedrooms and three bathrooms, alongside a flexible additional room currently used as a laundry and ironing space. This room lends itself easily to alternative uses, whether as a further small bedroom, dressing room or a quiet space to work from home.

A further bedroom is located on the ground floor, presently arranged as a study, providing flexibility for those seeking up to seven bedrooms overall.



The principal *bedroom suite*



The principal bedroom is a magnificent bay-windowed room of impressive scale, offering a refined and restful retreat. It enjoys a sunny south-facing aspect with delightful views from its large windows. Its proportions comfortably accommodate substantial furnishings, while an adjoining walk-in dressing room is fitted with bespoke storage, a vanity area and integrated lighting. The suite connects to a contemporary four-piece bathroom, complete with bath, separate shower, wash hand basin and WC, forming a well-appointed and private space.



A restful *retreat*





Spacious *second bedroom*

Bedroom two mirrors the scale and presence of the principal, with both a large bay window and a dual aspect drawing in excellent natural light. An en-suite shower room enhances its suitability as either a guest suite or a secondary principal bedroom.

Please note that some of the rooms have been virtually staged using actual photographs of the rooms.



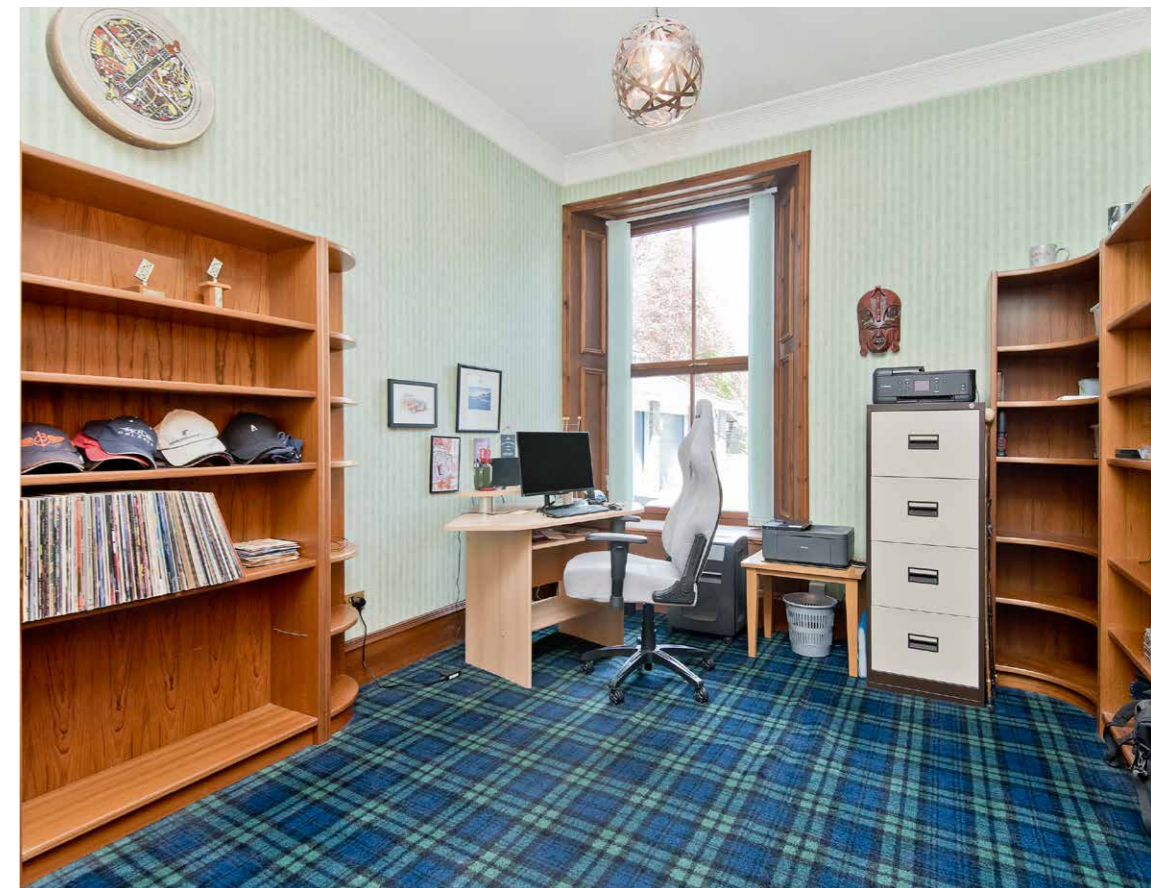
Three further *double bedrooms*

Bedrooms three, four and five are all generous double rooms, each retaining attractive period detailing and offering flexibility for family life. Bedroom three enjoys a dual aspect to the rear, while bedroom four is defined by its striking bay window. Bedroom five, currently arranged as a dressing room, is equally well proportioned and can readily serve as a further double bedroom. These rooms are supported by a combination of en-suite and Jack and Jill bathroom arrangements, ensuring both practicality and ease for everyday living.

A further room on this level, currently used as a laundry and ironing space, offers excellent versatility. Its position alongside the bedrooms makes it well suited as a home office, nursery or additional child's bedroom, depending on individual requirements. A neighbouring WC adds further convenience.

The ground floor hosts two guest WCs and additional built-in storage cupboards. On the first floor, leading from the landing, a door opens to a wide staircase leading to a substantial attic space. Floored and fitted with roof windows, the area enjoys natural light and power, making it highly usable for storage.

The property benefits from gas central heating with as well as double glazed windows, ensuring a warm yet cost-effective living environment all year round.





The garden grounds *and parking*

Accessed via secure video intercom entry at both the main gates and pedestrian entrance, a long tarmac driveway, edged with established planting and subtle integrated lighting, leads you into the grounds with a strong sense of arrival. To the right, a generous parking area sits in front of a substantial treble garage, complete with electric doors, offering ample space for multiple vehicles. The gardens at 68 Albany Road have been thoughtfully designed and carefully curated to create a series of distinct yet outdoor spaces. A sweeping expanse of lawn extends from the house, providing an immediate sense of scale and openness. This central area is framed by mature trees and established borders, including elegant weeping specimens and a variety

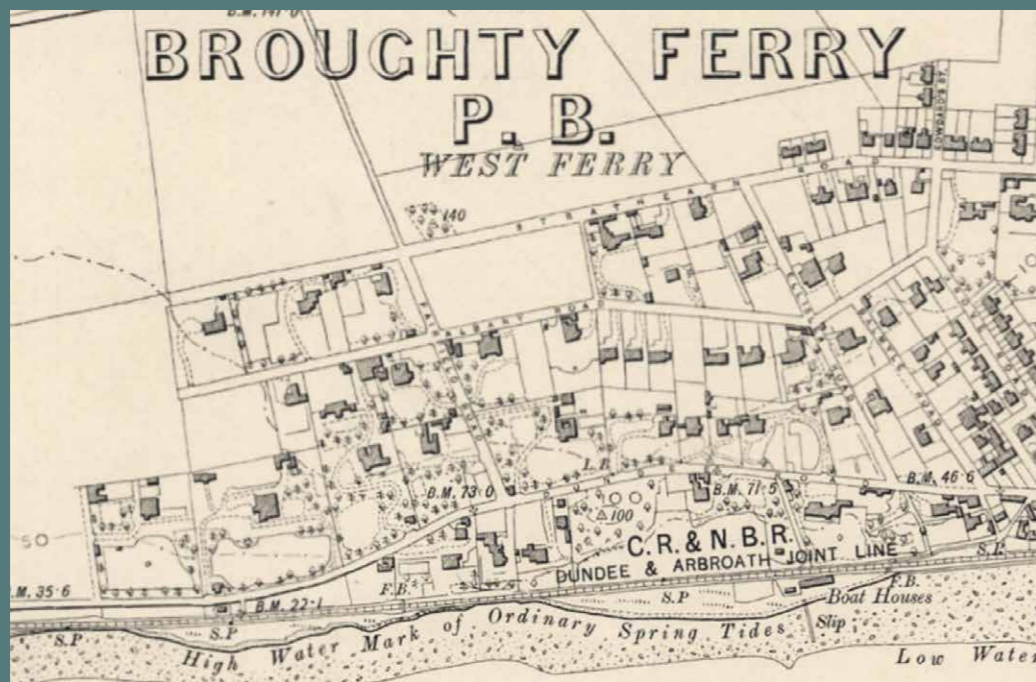
of ornamental planting that softens the boundaries while maintaining privacy. Beyond the main lawn, the gardens transition into more intricately designed areas, where gravelled beds are interspersed with sculptural planting. Paved terraces and seating areas are positioned to take advantage of sunlight throughout the day, offering ideal settings for outdoor dining and entertaining. These spaces are naturally connected by lit pathways that guide you through the garden. Fully enclosed by original stone boundary walls and enhanced by mature planting, the grounds offer a high degree of privacy and shelter, creating a setting that feels both secure and established.

From Encliffe to Albany *a remarkable history*

There is something quietly telling about a house that has never quite settled on a single name. Originally known as Encliffe, with records dating to the 1830s, later referred to as Albany Lodge, then Albany House, and today simply 68 Albany Road, this is a home that has evolved over its near 200-year existence. The names have shifted over time, but the house itself has remained constant, carrying its history with a quiet assurance. It's a place that reminds you ownership is never permanent, only part of a much longer story.

Much of what we know about its early life is drawn from *Of Mansions and Mariners: The Tale of Broughty Ferry* by Cullum Webster and Craig Muir, where Encliffe appears as one of the area's notable residences. From the outset, this was a house aligned with influence and industry.

By the 1870s, it was occupied by Thomas Morton Black, Surveyor of Taxes for Dundee. In the years that followed, it was home to David Hendry, a senior manager with Leadbetter Bros & Co., the well-known linen manufacturers of Cupar, before passing to Colonel Thomas Henry Smith, a director in the Dundee jute firm Henry Smith & Co. Later came Thomas Hood Henderson Walker of Harry Walker & Sons, another prominent name in the city's jute trade, and James Govan Bruce, connected to Stewart Bros Ltd, owners of Kinnaird Works. Even Stephen Mason Rae, a founding partner of the accountancy firm McIntyre & Rae, made his home here. These were not incidental occupants; they were individuals closely tied to the commercial and civic fabric of Dundee, and their presence gives a real sense of the house's standing within the community.



Map of Broughty Ferry, early 1900s

AT HOME IN TAYSIDE

GRAMPIAN TELEVISION
Albany House, 68 Albany Road, West Ferry, Dundee DD5 1NW
Tel. 739363 and 739149 (sales)

At Home in Dundee

From the new studio at 68, Albany Road, West Ferry, Grampian Television's Dundee team employs the latest electronic techniques and equipment to bring news of what is happening in Tayside and North Fife.

GRAMPIAN TELEVISION

What makes this all the more remarkable is that this stately early Victorian house has remained intact. In Broughty Ferry, many houses of this scale, with their generous grounds, have been divided or redeveloped over the years. That sense of survival is part of what makes it so prominent, and why it holds its place within the architectural and social history of the area.

And yet, the house has never stood still. In the later twentieth century, under the name Albany House, it entered an entirely different chapter as the Dundee base for Grampian Television. From here, news and interviews were broadcast across Tayside and North Fife, with reporters, camera crews, and production staff moving through rooms that had once been purely domestic. It's a striking contrast, a private and prominent Victorian villa repurposed into a centre of regional storytelling.

Along the way, it gathered its share of intrigue. It has been said that the house once contained the largest indoor swimming pool of any private residence in the country, a detail that hints at a period of real ambition and individuality, and a fond memory for the many people who enjoyed it over the years. Whether remembered as fact or local legend, it adds another layer to a home that has never been ordinary.

Over the past 30 years, it has returned to a quieter, family-centred existence under its current owners, yet that sense of history remains ever-present. Its different names still linger, each one marking a distinct moment in time, each one adding to the richness of the whole. To live here now is not to define it, but to become part of its continuing legacy as the next custodian of this historic house.

PROPERTY NAME

68 Albany Road

LOCATION

Broughty Ferry, Dundee

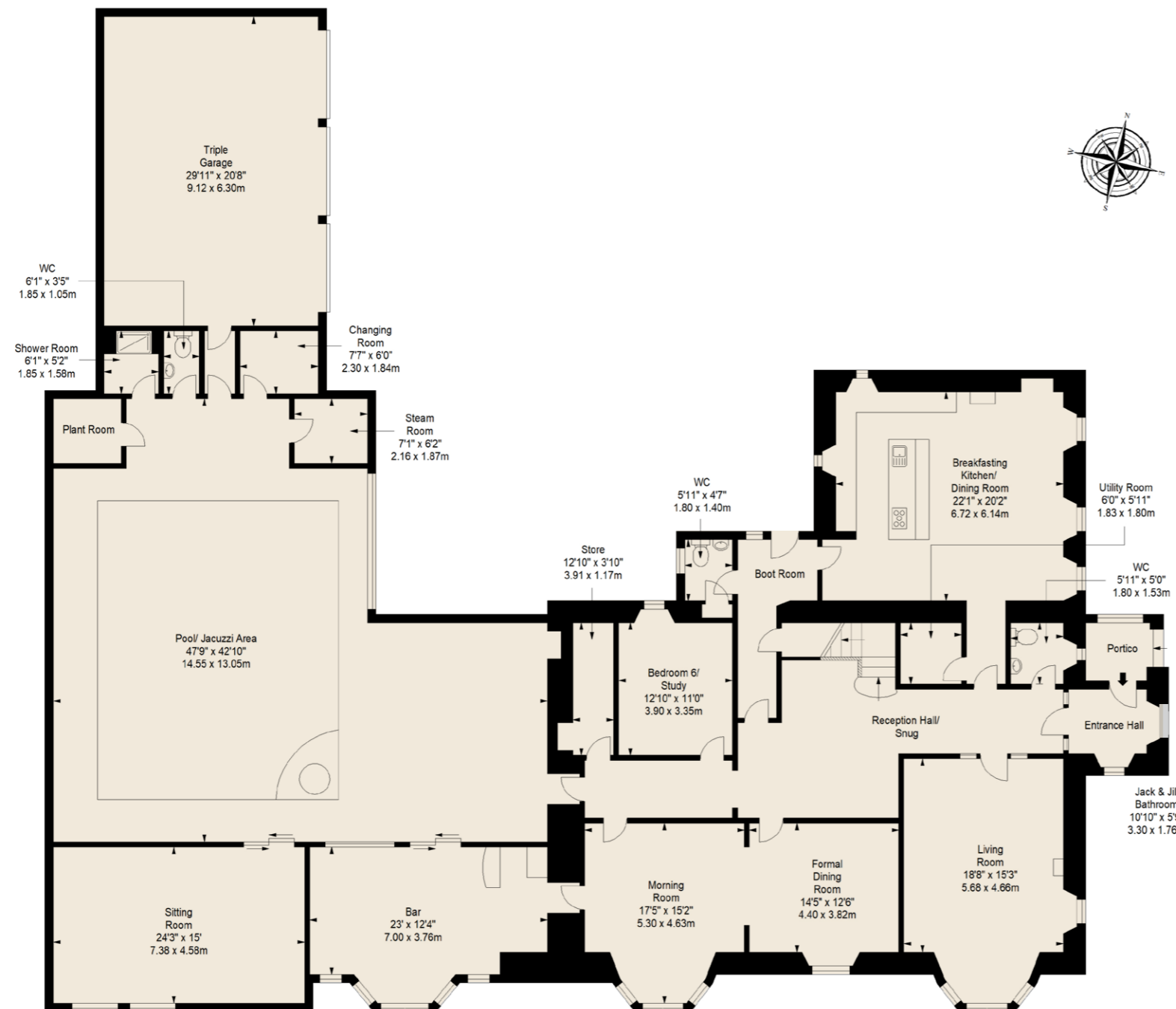
APPROXIMATE TOTAL AREA:

716.0 sq. metres (7707.2 sq. feet)

Ground Floor -  Externals - 

EPC Rating - D

The floorplan is for illustrative purposes. All sizes are approximate.



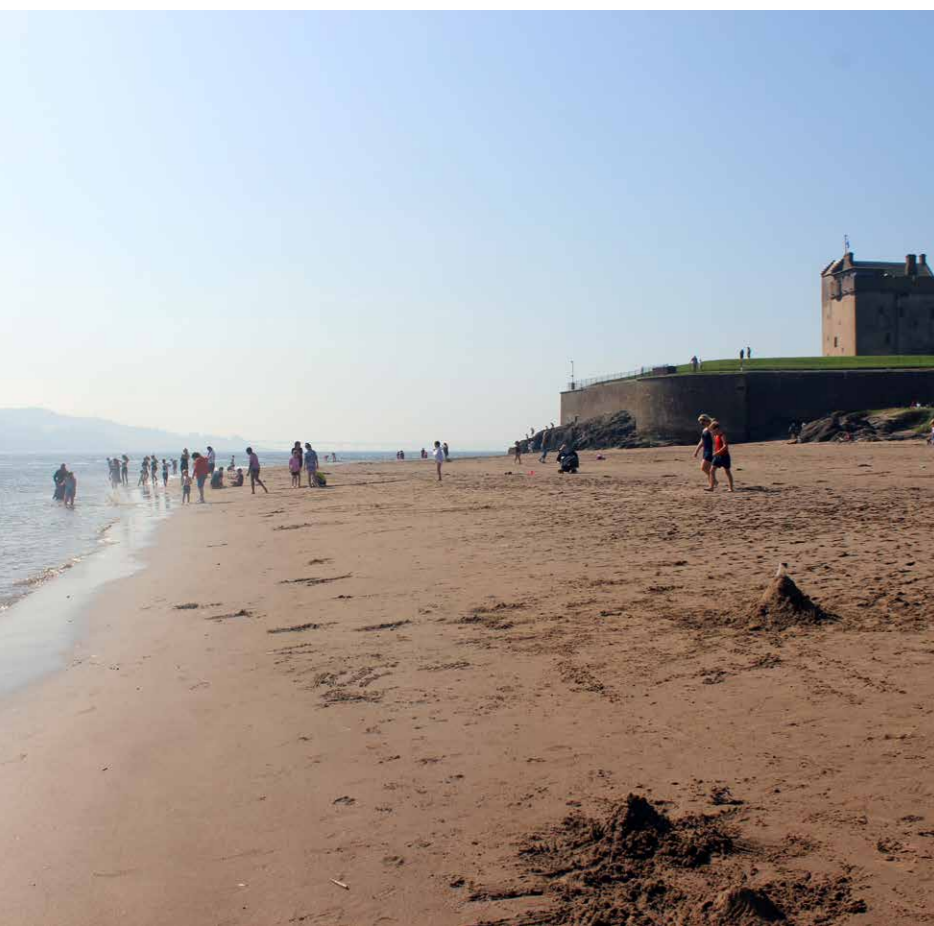


Broughty Ferry



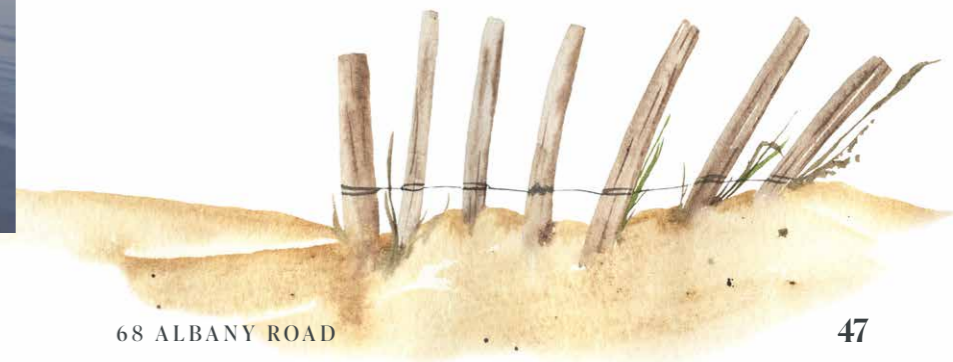
THE HISTORY

Set on the north bank of the Firth of Tay, approximately four miles east of Dundee, Broughty Ferry offers a rare balance between coastal tranquillity and immediate access to a vibrant and dynamic city. Long regarded as one of Scotland's most desirable residential settings, and once reputed to be among the wealthiest areas in Europe, it combines a relaxed seaside atmosphere with a strong sense of heritage, architectural character, and community. Within this setting, West Ferry represents the area's most established and architecturally distinguished enclave, and it is here that 68 Albany Road is found.



Positioned on gently rising ground above the shoreline, it is defined by its collection of substantial Victorian villas, originally built to command views across the Tay and to offer a greater sense of space, privacy, and refinement.

This elevated setting has long set West Ferry apart as the most prestigious residential pocket within Broughty Ferry. The town's transformation began during the 19th century, when Dundee's industrial prosperity reshaped the coastline and the former fishing village evolved into a sought-after residential retreat. Many of the finest homes were established in West Ferry, where that legacy of scale, setting, and status continues to define the area today.



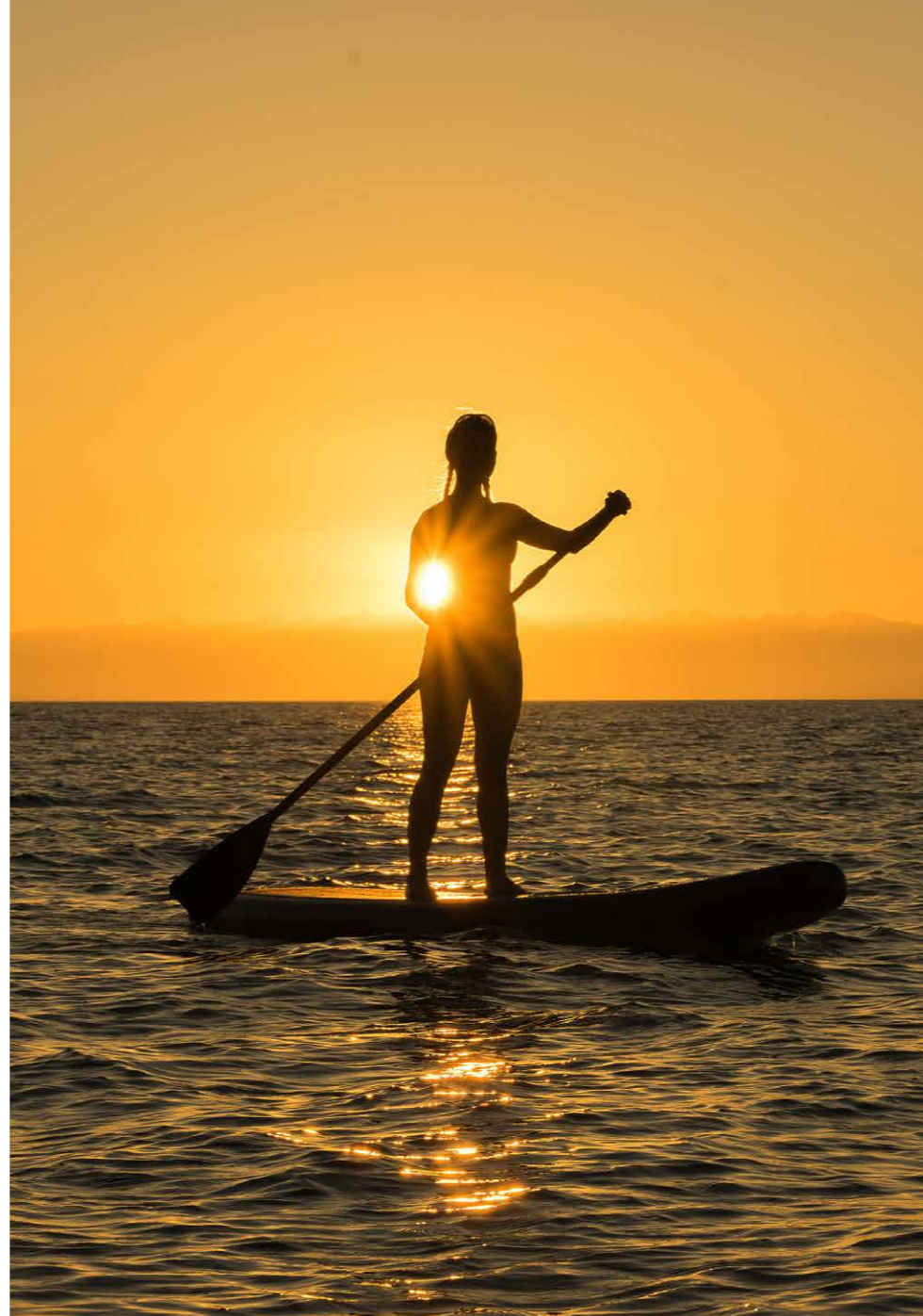
AN ACTIVE LIFESTYLE

Life in Broughty Ferry is closely tied to the coastline. The long sandy beach and esplanade provide an ever-present backdrop for daily walks, morning runs, and slower weekend afternoons, while Broughty Castle offers one of the most iconic vantage points along the Tay. The surrounding area provides access to a variety of walking routes, from open coastal paths to more sheltered green spaces and nearby woodland.

Life here is intrinsically connected to the water. At its heart lies the Royal Tay Yacht Club, a long-standing institution positioned on the shoreline at Grassy Beach. Here, sailing, coastal rowing, and powerboating are supported by a comprehensive programme of training, competitive racing, and social events. Alongside this, the Dundee Sailing and Rowing Club provides a more informal, community-led introduction to the water, offering accessible opportunities for both sailing and rowing throughout the year. The wider Tay estuary further expands this offering, supporting activities including kayaking, paddleboarding, open-water swimming, windsurfing, and kitesurfing.

Beyond its coastal setting, Broughty Ferry offers a well-established and varied sporting landscape. The world-renowned Carnoustie Golf Links lies just minutes away, a regular host of The Open Championship and widely regarded as one of the finest and most challenging links courses in the world. Slightly further afield is St Andrews Links (Old Course), the Home of Golf, while a collection of highly regarded links courses, including Monifieth Golf Links and Panmure Golf Club, further reinforce the area's standing as one of Scotland's most important golfing landscapes.

For tennis, Broughty Ferry Tennis Club offers multiple courts, coaching programmes, and a strong competitive and social calendar. Nearby, Forthill Community Sports Club provides a broader multi-sport environment, encompassing cricket, rugby, hockey, and squash, and acting as a central hub for both junior and adult participation. The area boasts a strong cricketing culture, with Forthill Cricket Club recognised as one of Scotland's leading clubs. Rugby is similarly well represented through Panmure Rugby Football Club, offering competitive teams alongside a well-supported youth section. Football is catered for locally by Broughty Athletic Football Club, contributing to the area's grassroots sporting culture. For those drawn to more individual pursuits, the surrounding area offers a range of running routes, outdoor training spaces, and access to wider recreational facilities across Dundee, creating a balanced environment for both organised sport and informal activity.



CULTURE AND AMENITIES

Broughty Ferry itself is centred around a lively and characterful high street, where independent businesses sit comfortably alongside well-known names, creating a setting that feels both established and evolving. The area has developed a quietly confident food and café culture, with popular local destinations such as The Selkie and Sol y Sombra offering well-regarded dining, while Bruach Bar & Restaurant provides a more relaxed waterfront setting. Day-to-day amenities are equally well catered for. A Tesco Express Broughty Ferry and a Co-op Food Broughty Ferry are both within easy reach, complemented by a selection of independent delicatessens, bakeries, and speciality food shops that contribute to the area's village-like feel.

Culturally, Broughty Ferry benefits from both its own creative presence and its proximity to Dundee. Local galleries and creative spaces, including Broughty Ferry Contemporary Art Gallery, sit alongside a calendar of community-led markets, seasonal events, and summer festivals that bring a steady rhythm of activity throughout the year. Dundee further enhances the offering. Recognised as the UK's first UNESCO City of Design, the city has undergone significant regeneration in recent years. The waterfront is now anchored by the V&A Dundee, alongside institutions such as Dundee Contemporary Arts and The McManus: Dundee's Art Gallery and Museum, creating a vibrant and accessible cultural scene that complements Broughty Ferry's more relaxed coastal character.



EDUCATION

Education is well catered for at all levels. Broughty Ferry offers a selection of nursery and primary schools, including Barnhill Primary School, Forthill Primary School, and Eastern Primary School, alongside Grove Academy, one of the area's most highly regarded secondary schools. Independent options are also available nearby, most notably High School of Dundee.

TRAVEL & TRANSPORT

Connectivity is straightforward. Broughty Ferry railway station offers regular services to Dundee and onwards to Edinburgh, Aberdeen, and beyond, while Dundee's main station provides direct services to London. Dundee Airport offers flights to London, alongside excellent road links for regional travel.

Local *amenities*

THE GREAT OUTDOORS

- 1 Dundee Sailing & Rowing club
- 2 Royal Tay Yacht club
- 3 Beach & Esplanade

SCHOOLING

- 4 Dundee & Angus College
- 5 High School of Dundee
- 6 Eastern Primary School
- 7 Forthill Primary School

CULTURAL

- 8 Gardyne Theatre
- 9 Broughty Castle

TRAVEL

- 10 Broughty Ferry Railway Station
- 11 Dundee Airport
- 12 Dundee Train Station
- 13 Dundee City Centre

DISTANCES FROM 68 ALBANY ROAD

BROUGHTY FERRY TOWN CENTRE

approx. 5 mins

BROUGHTY FERRY RAILWAY STATION

approx. 5 mins

DUNDEE CITY CENTRE

approx. 10 mins

DUNDEE TRAIN STATION (DIRECT LONDON SERVICES)

approx. 10 mins

DUNDEE AIRPORT

approx. 15 mins

BEACH AND ESPLANADE

approx. 5 mins

BROUGHTY CASTLE

approx. 5 mins

LOCAL CAFÉS, RESTAURANTS AND INDEPENDENT SHOPS

within 5 mins

DUNDEE WATERFRONT AND CULTURAL QUARTER

approx. 10 mins

BARNHILL, FORTHILL & EASTERN PRIMARY SCHOOLS

within 5 mins

GROVE ACADEMY

approx. 5 mins

HIGH SCHOOL OF DUNDEE

approx. 10 mins





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