



**CB**

**FLAT 1, 10 ALBANY TERRACE, DUNDEE, DD3 6HR  
OFFERS OVER £210,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: [property@campbellboath.com](mailto:property@campbellboath.com)

[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Study & Shower Room. External: Front and Rear Gardens.**

This well presented TWO BEDROOM UPPER FLOOR SPLIT VILLA offers versatile accommodation which would appeal to a variety of buyers. Located in a sought-after residential area close to the city centre. This property offers easy access to schools, shops and a main bus route. The property boasts many original features and has panoramic views towards the River Tay and beyond to the Hills of Fife. Benefits include gas central heating. Early internal viewing is highly recommended.

**ENTRANCE:** -

A hardwood door gives access to the communal entrance. There are original floor tiles and cornicing with a carpeted stairway giving access to the glazed entrance door of the property. Three glazed windows offer a good deal of natural light.

**HALL:** -

The hall is carpeted and has two glazed windows offering a good deal of natural light.

**LOUNGE:** -

Approximately 23'1" x 14'11". The spacious lounge has a large bay window which offers panoramic views towards the River Tay and beyond to the hills of Fife. There is a feature fireplace and attractive ceiling cornicing. Shelled display alcove. Carpet. Two radiators.

**KITCHEN:** -

Approximately 8'11" x 11'5". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. There is a stainless-steel sink with plumbing connections for a washing machine. Integrated appliances include a ceramic hob and eye level double oven. There is a glazed door offering access to the rear of the property. Vinyl flooring. Radiator.



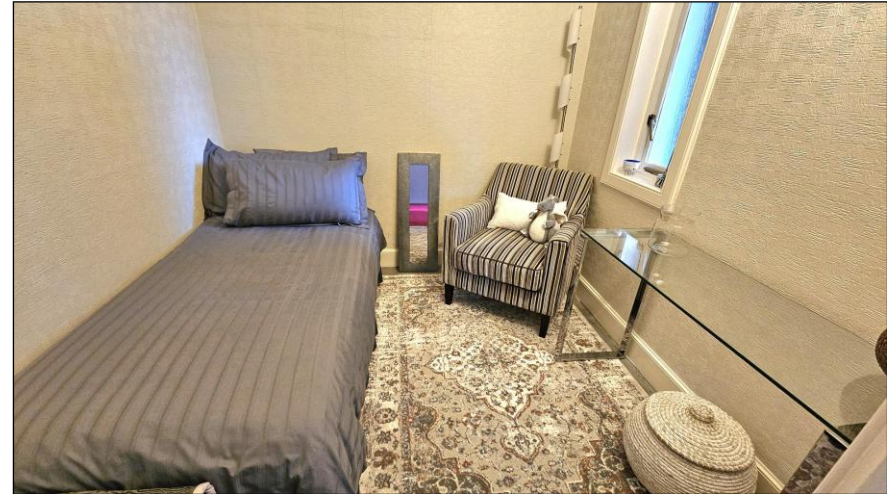
**BATHROOM:** -

Approximately 10'1" x 9'0". The bathroom comprises W.C., wash hand basin and a bath with electric shower above. Fitted folding shower screen. Attractive tiled splashback. There are two glazed windows offering a good deal of natural light outlook to the front and side of the property. Vinyl flooring. Radiator.



**BEDROOM 1:** -

Approximately 15'2" x 14'9". This is a good-sized double bedroom with a glazed window offering pleasant outlook towards the front with panoramic views of the River Tay. Attractive corning and centre rose. Feature fireplace. Carpet. Radiator.



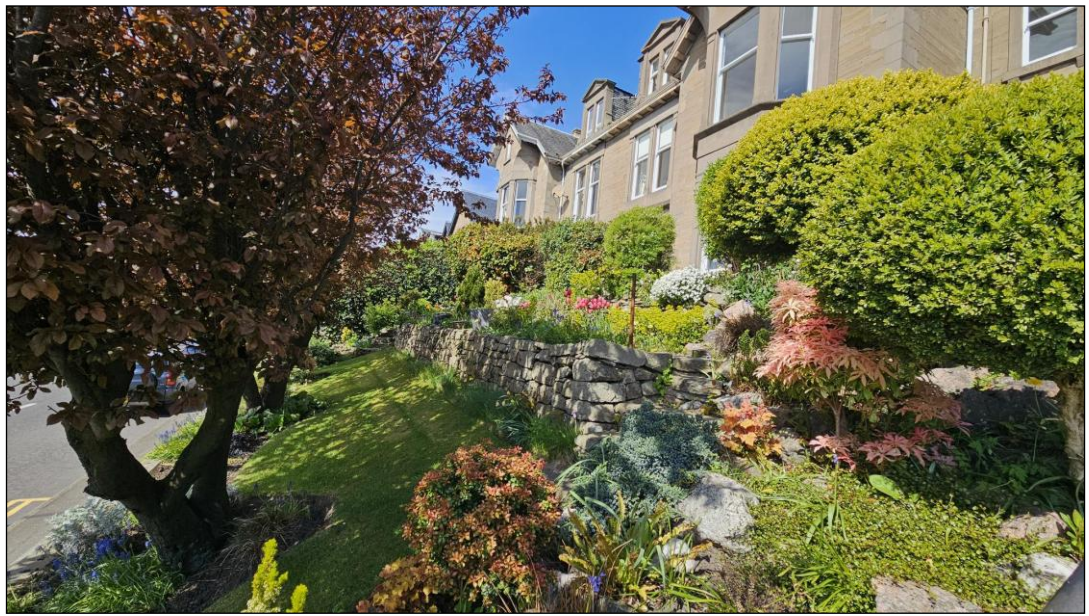
**BEDROOM 2:** -

Approximately 18'5" x 15'5". This is another spacious double bedroom with glazed window offering pleasant outlook towards the rear garden. Fitted wall length wardrobes offering excellent storage. Carpet. Radiator.



**STUDY:** -

Approximately 8'1" x 8'0". Laminate flooring. Parador style ceiling.



**EXTERNAL: -**

There is an area of garden to the front of the property which is private and to the rear there is a communal drying green.

**Owner:**

Clients of Campbell Boath

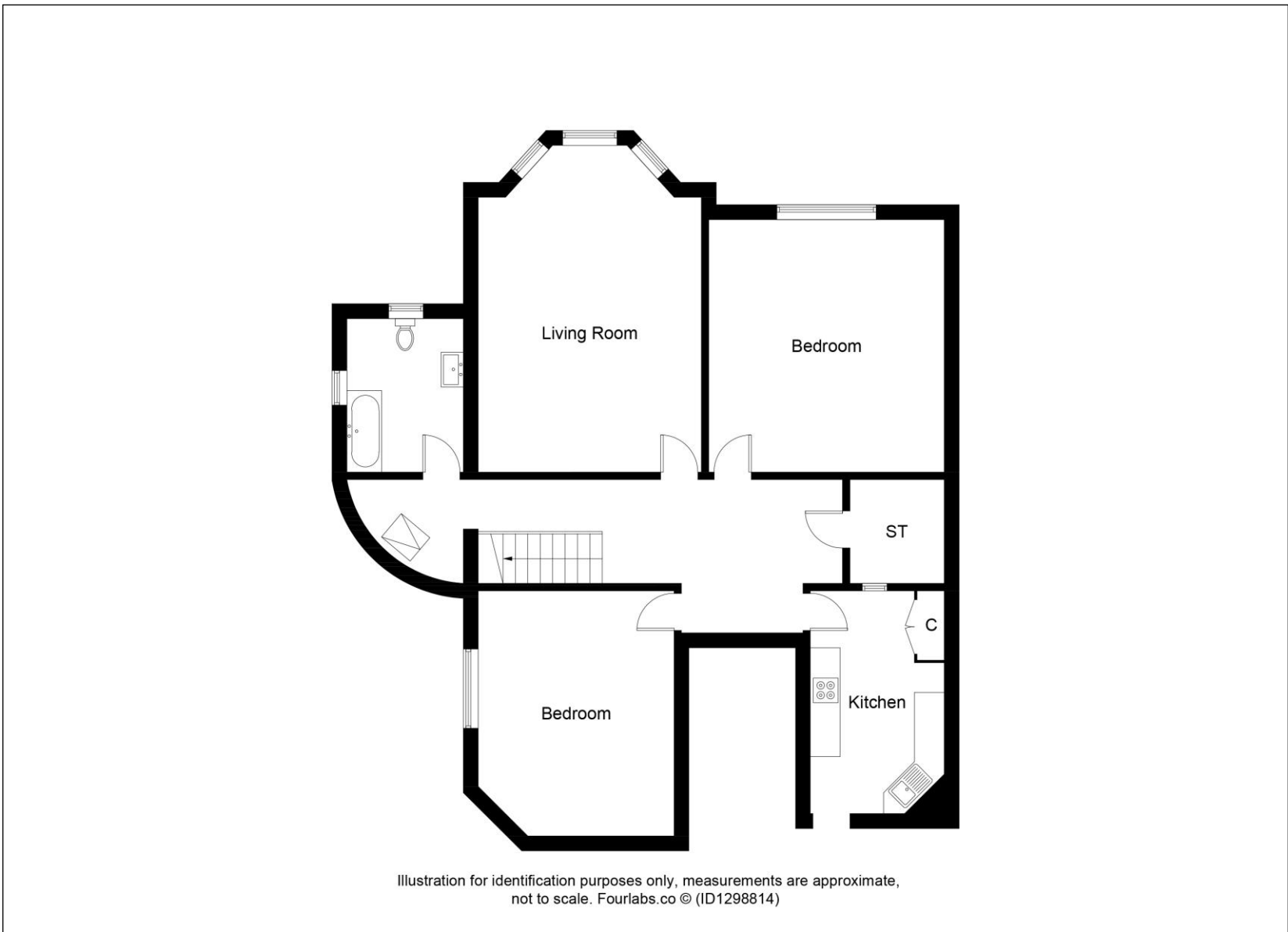
**Viewing:** Telephone Campbell Boath Solicitors on

01382 202060

or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm





For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

CAMPBELL  
BOATH

*Solicitors & Estate Agents*

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.