

Simple Approach



Estate Agents



**1A Albany Terrace, Dundee
DD3 6HQ**

Offers over £169,995

**** Cash buyers only. ****

An exciting opportunity to purchase a generously proportioned maisonette flat situated within the highly sought-after Albany Terrace area of Dundee. While the property is in need of extensive renovation throughout, it offers excellent potential for investors or buyers looking to create a spacious home tailored to their own requirements.

The accommodation is arranged over two levels and offers an impressive amount of space. On entry, the property opens into the kitchen, with the upper level comprising a spacious lounge, five bedrooms which could alternatively be utilised as additional reception rooms depending on the preferred layout, a WC and a large bathroom.

The property benefits from gas central heating and, while requiring complete modernisation and refurbishment, provides a fantastic blank canvas with considerable potential. Its generous proportions, versatile accommodation and desirable location make this an ideal project for those looking to add value and create their perfect home, or for investors seeking a renovation opportunity in a popular area.

Kitchen
12'8" x 11'3" (3.88 x 3.43)

Living Room
9'3" x 19'3" (2.82 x 5.87)

Bedroom One
13'10" x 9'1" (4.22 x 2.77)

Bedroom Two
12'2" x 19'1" (3.73 x 5.83)

Bedroom Three
12'3" x 14'11" (3.74 x 4.56)

Bedroom Four
12'5" x 7'8" (3.80 x 2.35)

Bedroom Five
12'0" x 12'6" (3.66 x 3.82)

WC
5'9" x 3'8" (1.77 x 1.13)

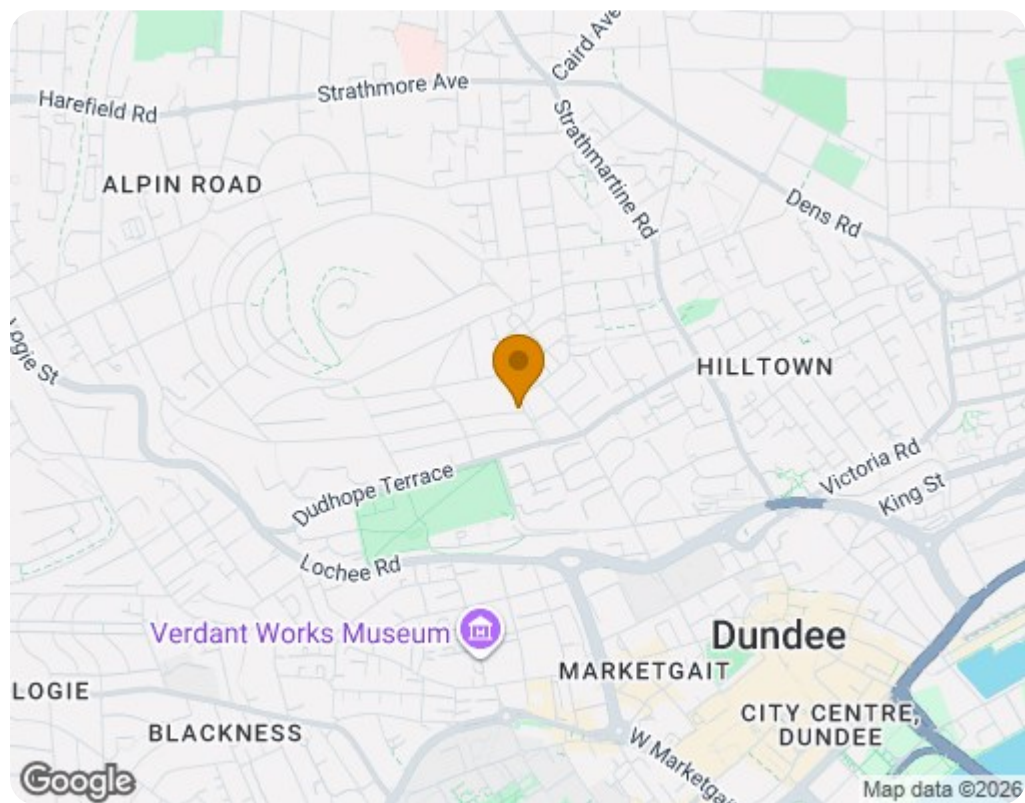
Bathroom
11'0" x 11'5" (3.37 x 3.49)





- Spacious Maisonette Flat
- Five Bedrooms / Versatile Reception Space
- Fantastic Project For Buyers Looking To Create Their Perfect Home
- Highly Sought-After Location
- In Need Of Complete Renovation
- Large Bathroom & Additional WC
- Generous Accommodation Throughout
- ** Cash buyers only **
- Excellent Development Potential
- Please note that the property is being sold as seen, with no warranties provided for any appliances, heating systems or other fixtures and fittings





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC 