Simple Approach

Estate Agents







1A Albany Terrace, Dundee
DD3 6HQ

Offers over £169,995

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

1A Albany Terrace, Dundee, DD3 6HQ

An exceptional opportunity to acquire a generously proportioned five-bedroom maisonette in the highly desirable Albany Terrace area of Dundee, offering an abundance of space, character and exciting potential.

Arranged over two levels, this substantial property presents a fantastic opportunity for buyers seeking a spacious home that they can modernise and personalise to their own taste.

The accommodation offers impressive flexibility, with five well-proportioned bedrooms, some of which could equally serve as additional reception rooms, a home office, dressing room or guest accommodation, depending on individual requirements.

The property comprises a kitchen, spacious lounge, five bedrooms, a large family bathroom and an additional WC.

Benefiting from gas central heating, the maisonette would benefit from cosmetic updating and modernisation, presenting an excellent opportunity to enhance its existing accommodation and create a stylish, contemporary home.

With its generous room sizes, adaptable layout and desirable location, this property will appeal to a wide range of purchasers, from those looking to create their ideal family home to investors seeking an opportunity to add value.

Cash buyers are preferred, although all offers will be considered.

Please note that the property is sold as seen, and no warranties are provided in respect of appliances, heating systems or other fixtures and fittings.

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)









1A Albany Terrace, Dundee, DD3 6HQ



- Impressive and Spacious Five-Bedroom Maisonette Flat
- Generous Accommodation Arranged Over Two Levels
- Gas Central Heating (not tested)
- Ideal for Homeowners and Property Investors Alike
- Fantastic Opportunity to Modernise and Add Value
- Five Versatile Bedrooms / Additional Reception Rooms
- Excellent Potential to Create a Stunning Family Home
- Cash Buyers Preferred – Mortgage buyers considered
- Spacious Lounge and Large Family Bathroom
- Please note that the property is being sold as seen, with no warranties provided for any appliances, heating systems or other fixtures and fittings

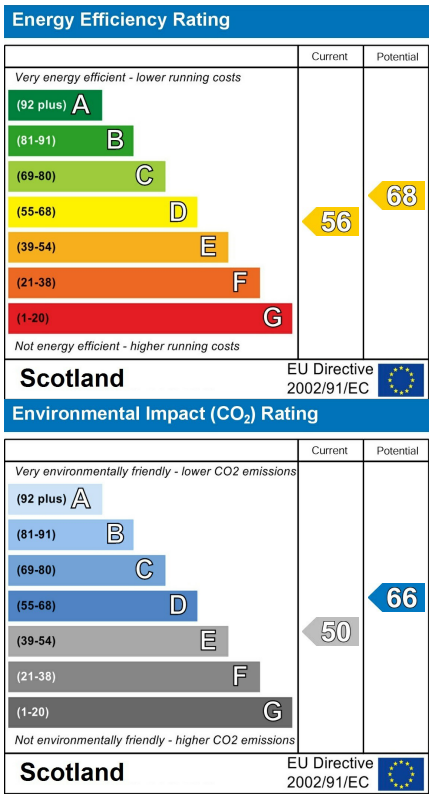









Harefield Rd
Strathmore Ave
Caird Ave
Strathmartine Rd
ALPIN ROAD
Dens Rd
HILLTOWN
Dudhope Terrace
Victoria Rd
King St
Lochee Rd
Verdant Works Museum
Dundee
MARKETGAIT
LOGIE
BLACKNESS
CITY CENTRE,
DUNDEE
W Marketgate
Google
Map data ©2026 Google


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
56
68
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
50
66
Scotland
EU Directive 2002/91/EC