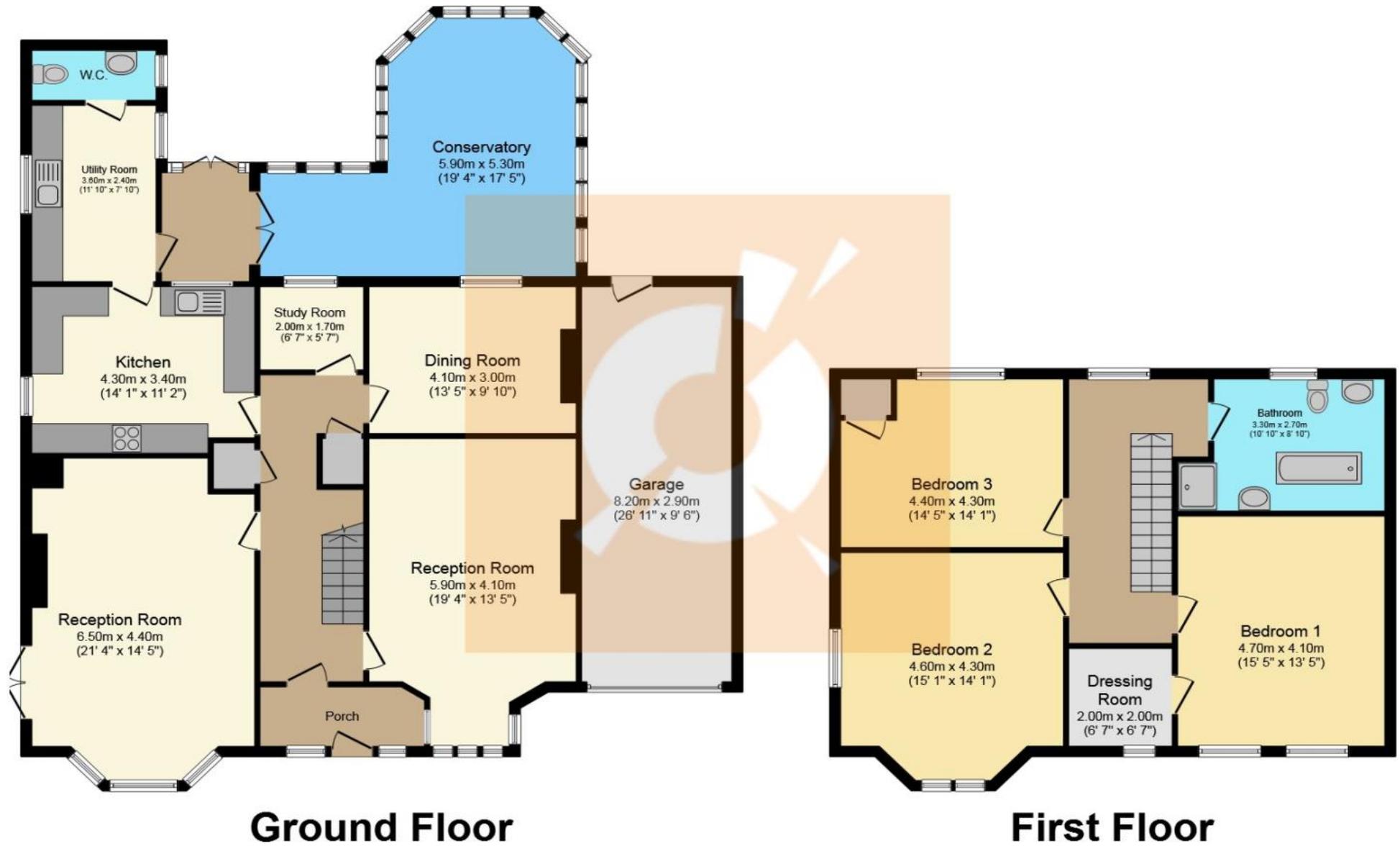




45 Albany Terrace, Dundee

Offers Over £330,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

This prestigious property presents a wealth of charm and character with countless original features throughout that you can't help but admire from the moment you enter. A truly outstanding family home and we highly recommend an early viewing to fully appreciate the grandeur which is on offer.

Entry to this grand residence is via a gated cobbled driveway affording parking for various vehicles and an extensive double garage with an electric door provides additional parking. An entrance vestibule leads you to a magnificent reception hallway with an abundance of period features and impressive ceiling heights.

The warm and welcoming main public room has generous proportions and is complimented beautifully by the focal point fireplace, providing this entire space with a lovely warmth. Large sash and case window formations allow natural light to flood in, creating a bright airy ambiance. An additional public room with intricate ceiling cornicing and exposed wood flooring can be found off the main hallway. An external door provides access to a side terrace, presenting an additional space for entertaining guests all year round.

The well-appointed family kitchen has been professionally fitted with a quality range of wall and base-mounted units with a contrasting worksurface, providing a fashionable and efficient workspace. There is a super-stylish brass sink and drainer with mixer tap, and integrated appliances include a 4-ring gas hob, electric oven/grill and dishwasher which will all be included within the sale of the property. A large utility room is ideally located off the kitchen and provides excellent storage solutions for additional appliances.

Bedroom 4, currently used as a formal dining room, reflects the quality of the house with its elegant fireplace, feature picture rail, solid wood flooring and versatility.

A strikingly spacious conservatory features large bay windows and elegant French doors, infusing this entire space with natural daylight and further enhancing the feeling of bright airy spaciousness. The conservatory is an excellent use of space and provides a further family room usable all year round, with a charming gas stove. A designated dining area offers the perfect space to entertain, while having the opportunity of admiring the fully enclosed rear garden.

The extensive grounds offer an extension of the indoor space and benefit from a sociable patio area and lawn surrounded by a variety of mature shrubs, fruit trees and decorative planting making it ideal for both outdoor entertaining and dining alfresco.

The lower level also benefits from a well-appointed study, perfect for those who work from home and the downstairs w.c. which is so elegant in its simplicity.

A grand solid timber staircase overlooked by an original Victorian stained glass window provides access to the upper level of this property boasting a wealth of charm and period features.

There are three generously proportioned bedrooms which have all been tastefully decorated throughout with warm, neutral tones. Bedroom 1 is wonderfully complimented by the traditional focal point fireplace and provides access to sizeable dressing room currently being used as an additional home study.

The luxurious family bathroom contains a fantastic five-piece suite to include a statement free-standing roll top bath with claw feet, walk-in shower cubicle, w.c., bidet and wash-hand-basin. Super stylish fixtures and fittings can be found throughout.

This property further benefits from gas-central heating, providing all rooms with a lovely warmth. There is also a vast storage capacity with a large garage loft and attic space, with the attic space being floored. There is also a substantial under stair storage cupboard.

Dundee is the fourth largest city in Scotland and was voted the best place to live in 2019. The City has been recognised by UNESCO for its diverse contributions to fields including, medical research, comics, video games and is of course now home to V&A museum.

This outstanding accommodation is truly in walk in condition therefore we would highly recommend an early viewing to avoid disappointment. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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