



**lindsays**

10 Trinity Court, Blackness Avenue  
Dundee, DD2 1GY

*"An impressive penthouse apartment with lovely views in the heart of the West End"*

- Hallway
- Lounge with Terrace
- Kitchen/Diner
- Master Bedroom with Terrace
- En Suite Bathroom
- Double Bedroom 2
- Family Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- Garage

EPC Rating C

**OFFERS OVER £225,000**



## Description

Located in the vibrant West End of Dundee in close proximity to Ninewells Hospital and Dundee University this deceptively spacious penthouse apartment will appeal to a variety of buyers and ideal for a young professional. This lovely apartment is in move in condition throughout and boasts wonderful views over the River Tay and beyond. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, and fridge/freezer in the kitchen, practical benefits include double glazing, gas central heating and secure entry service.

The accommodation which is all on the one level comprises a bright and generous lounge with patio doors leading to a terrace ideal for enjoying a morning coffee or watching the sun go down with a glass of wine. The open plan kitchen/diner has two distinct areas with ample floor and wall units and room for a table and chairs. The master bedroom also offers doors to a roof terrace, a walk in wardrobe and an ensuite bathroom with separate shower. There is a further double bedroom with fitted wardrobes and the family shower room completes the accommodation.

Externally both terraces face west to make the most of the afternoon sun. There is a single garage and also additional visitors spaces. Factor Fees Apply.

This superb apartment and aspect can only be fully appreciated by viewing which is highly recommended.

## Area

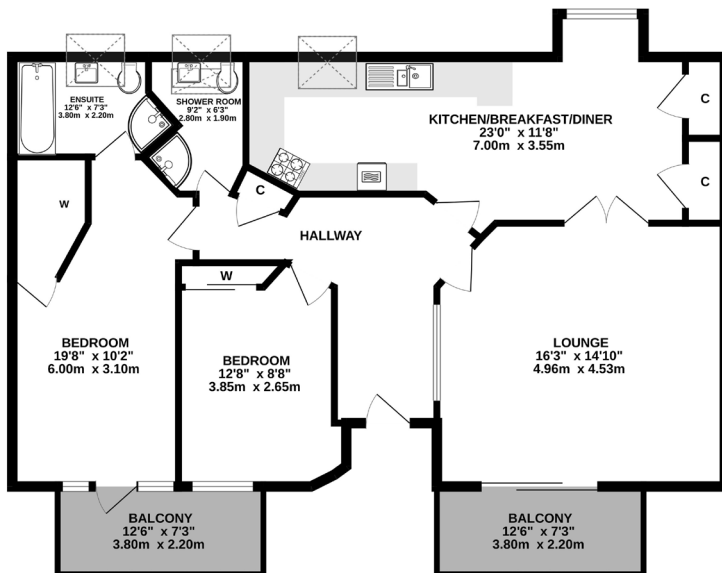
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.