



**lindsays**

29 Kenilworth Avenue  
Dundee, DD4 6LE

*"A spacious first floor flat boasting wonderful views over the River Tay and beyond"*

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Shared Drying Green

EPC Rating E

**OFFERS OVER £125,000**



## Description

A fantastic opportunity to purchase a rarely available two bedroom upper floor flat which boasts fantastic views over the River Tay and beyond. Practical benefits include double glazing and electric heating and included in the sale are all carpets, floorcoverings and blinds where fitted.

The accommodation is on the first floor in the block of four similar properties and comprises a bright south facing lounge/dining room with bay window showcasing the lovely views, breakfasting kitchen, two double bedrooms both with a fitted cupboard and the family bathroom. A hatch provides access to the attic space.

Externally at the rear of the building lies a shared drying green. There is on-street parking.

This lovely flat enjoys one of the best positions in the area and we strongly recommend viewing to appreciate the potential on offer.

## Area

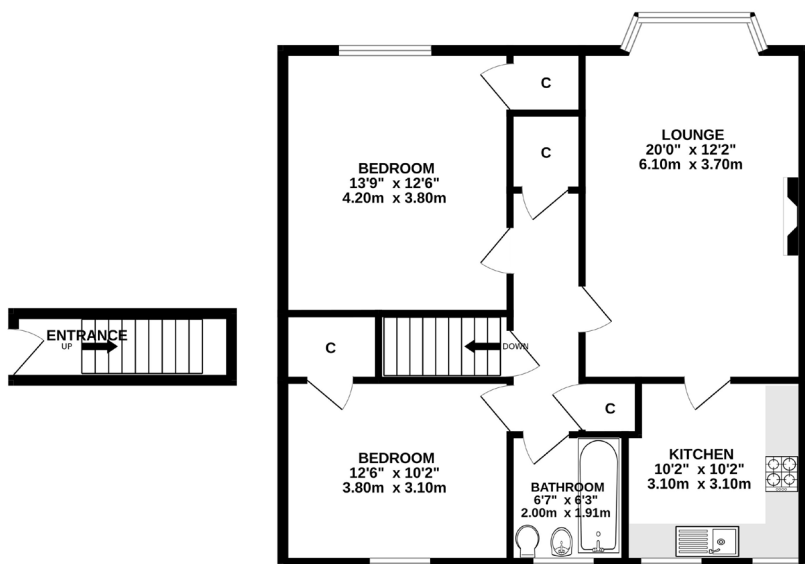
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



### 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operability 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.