



**lindsays**

70 Blackness Avenue  
Dundee, DD2 1JL

*"An impressive semi-detached stone built villa boasting beautiful views in the popular West End"*

- Hallway
- Lounge
- Dining Room
- Family Room
- Kitchen
- 4 Double Bedrooms
- Shower Room
- Family Bathroom
- Large Attic Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Gardens

EPC Rating E

**OFFERS OVER £375,000**



## Description

Lindsays are delighted to offer to the market this deceptively spacious semi-detached stone built period style property which sits on an elevated site and commands superb views over the River Tay and beyond enjoying the fabulous sun sets. The property offers spacious and adaptable accommodation over two levels and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and dishwasher in the kitchen.

The accommodation on the ground floor comprises a delightful bright lounge featuring a bay window, period style coving and stunning river views. In addition to this room there is a formal dining room, large family room with gas fire, kitchen and shower room. Moving to the upper floor you will find natural light flooding through the cupola. The delightful master bedroom boasts fantastic views through the bay window. There are three further double bedrooms and the family bathroom with shower over the bath. A staircase leads to the attic where there is a large room and also excellent storage space.

Externally a driveway provides off street parking for two vehicles and leads to a single garage. There is a small rear garden with the main garden at the front with steps leading down. The garden is laid mainly with lawn and mature plants and shrubs.

This handsome period villa and accommodation on offer can only be appreciated by viewing which is highly recommended.

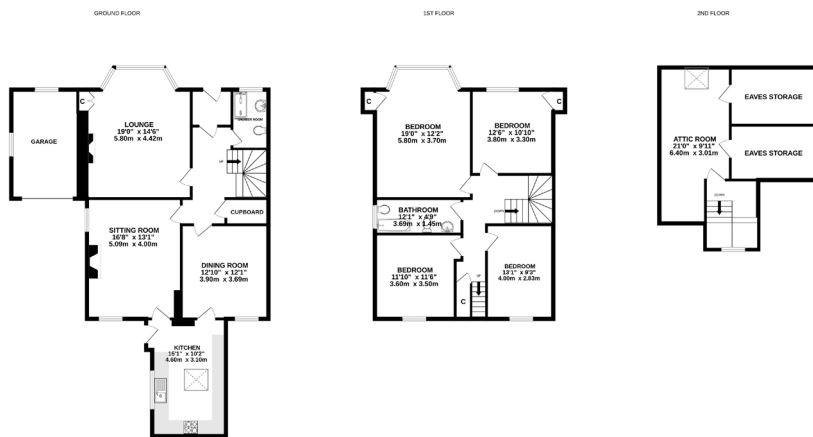
## Area

Blackness Avenue is ideally located in the vibrant West End of Dundee. Close to all local amenities and just minutes from both Ninewells Hospital and Dundee University.

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 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



We do every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 not 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. Made with Metropix ©2021

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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.