



**lindsays**

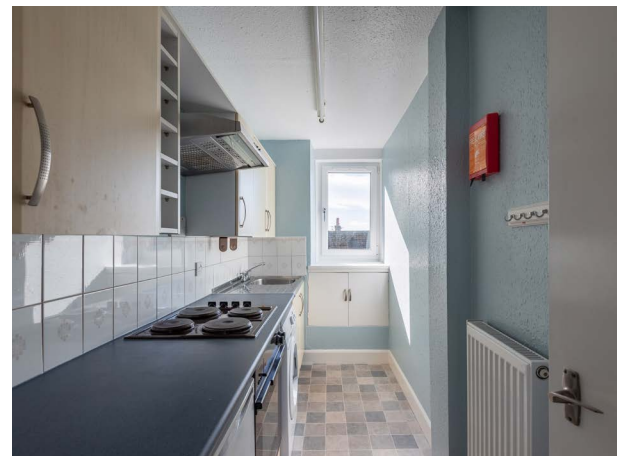
266H Blackess Road,  
Dundee DD2 1RU

*"Spacious two bedroom top floor flat in a popular residential area"*

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Communal Garden

EPC Rating C

**OFFERS OVER £105,000**  
**£15,000 BELOW HR VALUATION.**





## Description

Lindsays are delighted to offer to the market this spacious two bedroom top floor flat situated for ease of access to a number of local amenities as well as being within easy reach of Dundee City Centre, both Universities and Ninewells Teaching Hospital.

The accommodation comprises: hallway, bright and spacious lounge, fitted kitchen, two good sized double bedrooms both with built in wardrobes and bathroom with shower over the bath. Benefits include double glazing, gas central heating and secure phone entry system. The property has maintained many of its original features.

Externally there is on street parking and a well maintained communal garden.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

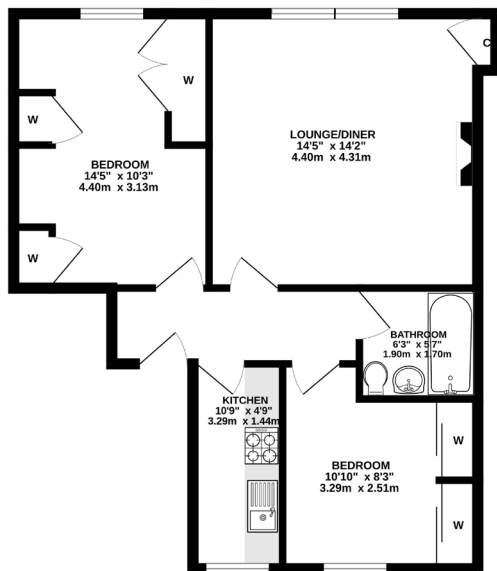
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 be used as such by any prospective purchaser. The contents, fixtures and appliances shown here are not meant to be used as a guarantee, as to their operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.