



lindsays

1/R 35 Blackness Avenue
Dundee, DD2 1EY

"A bright spacious first floor flat in the vibrant West End of Dundee"

- Hallway
- Lounge
- Breakfasting Kitchen
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- HMO Licence
- Shared Drying Green

EPC Rating C

OFFERS OVER £185,000



Description

Located in the desirable West End of Dundee within walking distance of Dundee University and a few minutes drive from Ninewells Hospital this bright and spacious three bedroom flat will suit a variety of buyers. The current owner has an HMO Licence for the property for three people and the flat has been maintained to landlord compliant standards. In move in condition throughout. 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 fridge freezer, fridge and washing machine in the kitchen. Other items of furniture may be available by separate negotiation.

The flat is located on the first floor and accommodation comprises a bright lounge/diner with bay window and spacious store cupboard. There is a breakfasting kitchen, three double bedrooms and the family bathroom with shower over the bath.

Externally at the rear of the building lies a shared drying green. Ample parking is available on Blackness Avenue. There are also on street popup electric car charging points outside the flats.

We strongly recommend early viewing of this highly desirable flat in an excellent location.

Area

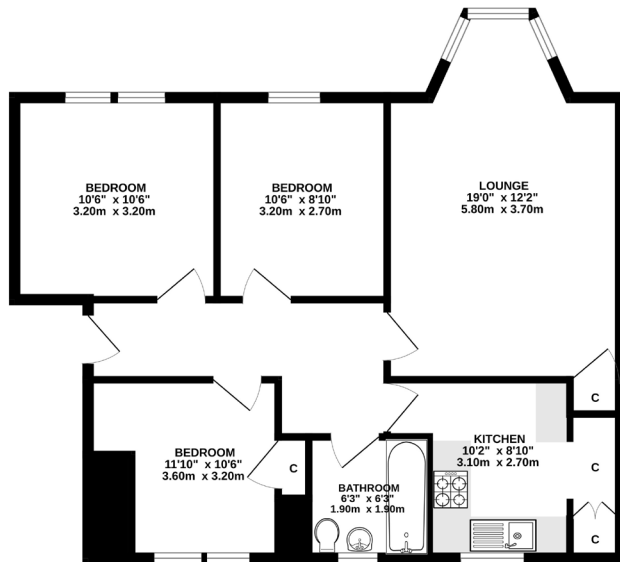
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

By appointment through Lindsays on 01382 802050



1ST FLOOR



Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any errors or omissions in the floorplan. This plan is for information purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Moxipex 02025

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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.