



**lindsays**

3/R 293 Blackness Road  
Dundee, DD2 1SA

*"A spacious top floor apartment  
boasting stunning panoramic river  
views"*

- Hallway
- Lounge
- Kitchen/Diner
- Primary Bedroom with En Suite
- 2 Further Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Drying Green

EPC Rating D

**OFFERS OVER £200,000**





## Description

Ideally located in the desirable West End of Dundee this beautiful top floor flat in move in condition throughout will appeal to a variety of buyers. The flat lies on the main bus route to Dundee City Centre and Ninewells Hospital and is close to all local amenities. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted. Appliances may be available by separate negotiation.

On entering the property you will be immediately impressed with the bright lounge with breathtaking river views, bay window and period style coving. There is a generous kitchen/diner with ample room for a table and chairs. The primary bedroom features a contemporary en suite shower room. There are two further double bedrooms both with fabulous views and the family shower room.

Externally at the rear of the property lies a shared drying green. Parking is available on Blackness Road.

This beautiful flat which has been tastefully upgraded by the current owner can only be fully appreciated by viewing which is highly recommended.

## Area

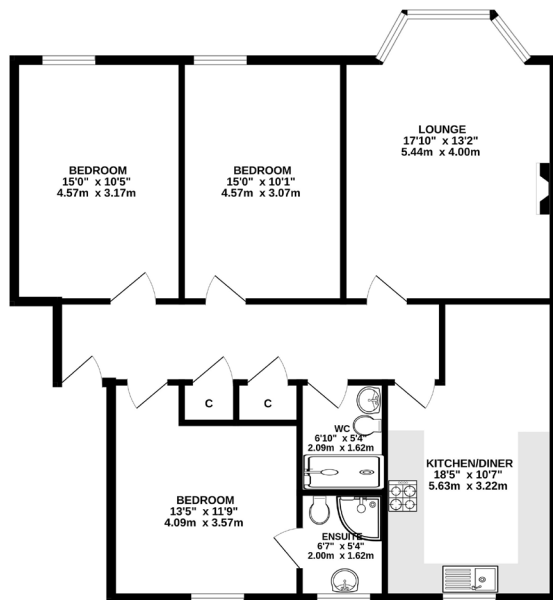
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and 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



3RD FLOOR



Whilst 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/2012

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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.