



**lindsays**

1 Parkview 309 Blackness Road,  
Dundee DD2 1SH

*"Immaculately presented ground floor,  
two bedroom apartment in the highly  
desirable West End of Dundee"*

- Hallway
- Open plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Communal Gardens
- Double Glazing
- Gas Central Heating
- Designated Parking

EPC Rating C

**OFFERS OVER £225,000**  
**HOME REPORT VALUE £230,000**





## Description

We are delighted to offer to the market this highly desirable West End ground floor apartment affording comfortable and well-appointed accommodation over one level. The property forms part of an impressive B listed converted school and is particularly well situated for access to Ninewells Teaching Hospital, Dundee University and a number of amenities on the Perth Road.

The property is offered to the market in move in condition and comprises: hallway, lovely open plan lounge/dining/kitchen with integrated appliances, two good sized double bedrooms one of which has a built in wardrobe and family bathroom with bath and shower fitted above. Benefits include secure phone entry system, double glazing and gas central heating.

Externally there are beautifully maintained communal gardens, a designated parking space and ample visitors parking. There is a monthly factoring fee to include the building insurance and maintenance of the communal areas.

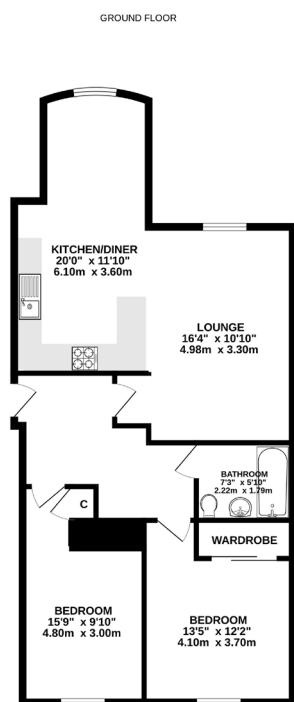
Early viewing is highly recommended as this property will appeal to a number of buyers.

## 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)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, fixtures and appliances shown have not been tested and no 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.