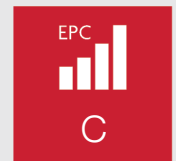
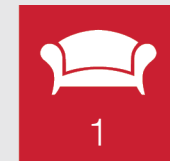




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Flat 3/1, 1
Blackness
Avenue,
Dundee, DD2 1ER





Summary

Situated in sought-after Dundee, within walking distance of the city centre, this appealing three-bedroom tenement flat boasts stunning river views, generous proportions, modern décor, and lovely period features. The home comprises three double bedrooms with stunning sunny views, a spacious and sunny dual-aspect living room, a kitchen with space for seated dining, and a modern family bathroom with a shower-over-bath. Externally, the property benefits from a communal stairwell, shared garden grounds, on-street parking, and easy access to excellent amenities, including the university, shops, scenic green spaces, and bus/rail links. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Features

- Traditional top-floor flat in Dundee
- Stunning Tay River views
- Numerous period features, including ornate cornicing and wooden panelling
- Shared stairwell and phone-entry system
- Central hall with built-in storage
- Sunny double-aspect living room with fireplace
- Attractive dining kitchen
- Two southeast-facing double bedrooms
- Versatile west-facing third double bedroom
- Family bathroom with overhead shower
- Communal rear garden
- On-street parking
- Gas central heating and double-glazed sash and case windows



A three-bedroom, top-floor corner flat with magnificent views of the Tay





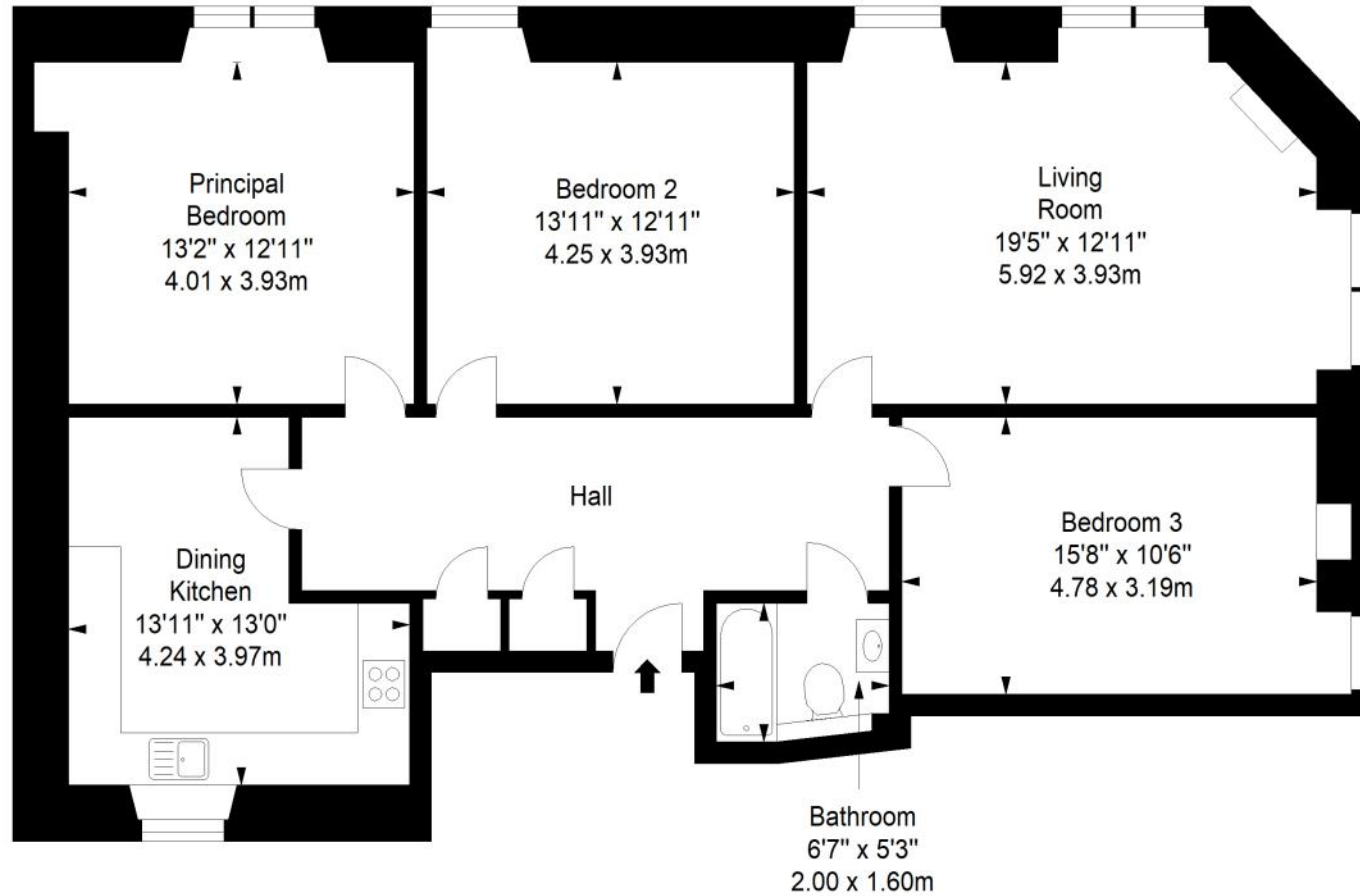


The flat has incredible views and is within walking distance of the city's excellent amenities, such as shops, the university, scenic outdoor spaces, and commuter links.



Floorplan

Third Floor
Approx. 112.7 sq. metres (1213.1 sq. feet)



Total area: approx. 112.7 sq. metres (1213.1 sq. feet)



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheaa@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



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