



**lindsays**

44 Noran Avenue,  
Dundee DD4 7LS

*"Upper two-bedroom flat perfect for the 1st-time or buy-to-let investor."*

- Hallway
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Private & Shared Gardens

EPC Rating C

**OFFERS OVER £120,000**





## Description

This upper flat located in a popular residential area to the east of the city offers spacious accommodation ideal for a variety of buyers. Noran Avenue is ideally situated for access to a number of local amenities including shops, schools and a regular bus route to the city centre and Broughty Ferry. Included in the sale are the fitted floor coverings, window blinds (where fitted) and integrated kitchen appliances as detailed. The new boiler (Baxi Main Combi) with 5 years parts and warranty was installed on 14th May 2025.

The accommodation comprises a hallway with built-in cupboard, spacious lounge with windows to the front enjoying views towards the River Tay, kitchen with a range of units and integrated hob, oven and extractor hood. There is plumbing for a washing machine and space for a fridge. Both bedrooms are situated to the rear and have built-in storage cupboards, whilst the bathroom has a thermostatic shower. Outside to the rear there is a shared drying green, and to the side of the property is a large triangle shaped private garden which enjoys delightful views towards the River Tay. Practical benefits include double glazing and gas central heating.

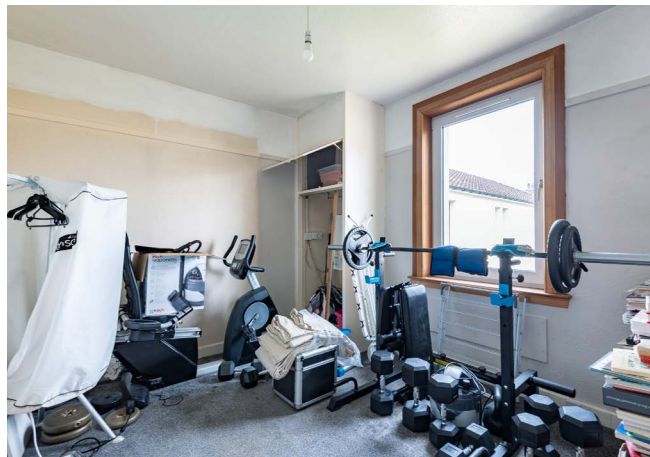
This property will no doubt appeal to a wide variety of buyers and early internal viewing is highly recommended.

## Area

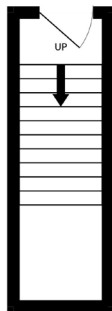
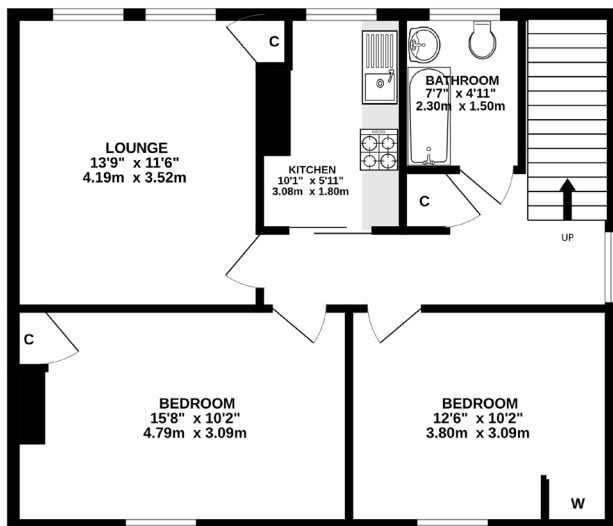
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 01383 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



1ST 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix i2025

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.