



**lindsays**

42 Noran Avenue,  
Dundee DD4 7LS

*"Well presented, two bedroom ground floor apartment in a popular residential area"*

- Hallway
- Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gardens

EPC Rating C

**OFFERS OVER £120,000**





## Description

This is an excellent opportunity to purchase this well presented two bedroom ground floor apartment in a popular residential area. Noran Avenue is ideally situated for access to a number of local amenities including shops, schools and a regular commuter bus route. This offers straightforward access to both Broughty Ferry and Dundee City Centre.

The property has been recently updated by the current owner and comprises: bright and spacious lounge, recently fitted kitchen, two good sized double bedrooms both with built in wardrobes and family bathroom with shower over the bath. Benefits include double glazing and gas central heating.

Externally there is a fully enclosed garden to the front. This is laid with a combination of lawn, astro turf and bark chippings. While the rear garden and communal drying green are laid with lawn.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

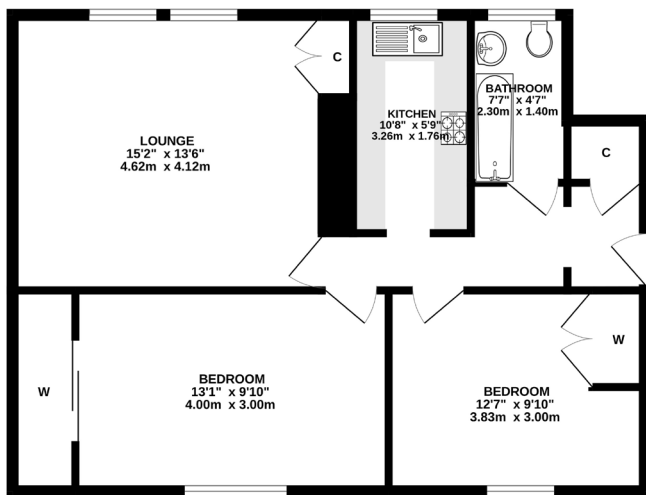
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Floorplan 12/2020

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.