



**lindsays**

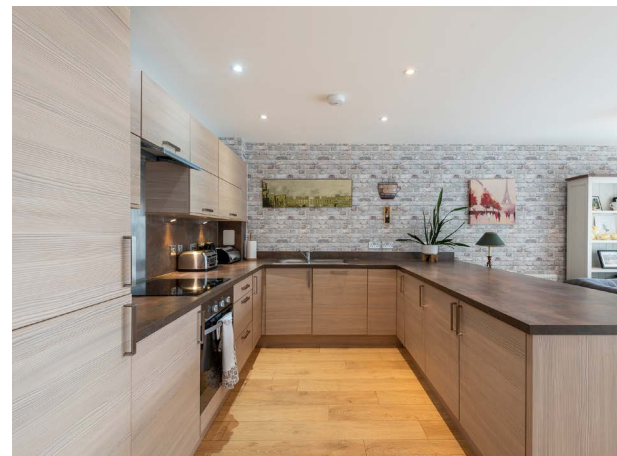
35 Parkview,  
309 Blackness Road, Dundee DD2 1SH

*"Immaculately presented two bedroom, ground floor apartment in a much sought after West End location"*

- Hallway
- Lounge/Dining/Kitchen
- Two Double Bedrooms
- Bathroom
- Ensuite Shower room
- Private Patio
- Communal Gardens

EPC Rating B

**OFFERS OVER £260,000**





## Description

Lindsays are delighted to offer to the market this immaculately presented two bedroom, ground floor apartment in a much sought after West End location. Blackness Road is ideally situated for ease of access to a number of local amenities. It is also a short distance from Ninewells Teaching Hospital and both Universities.

The accommodation is in move in condition and comprises: hallway with store, and an open plan lounge/dining/kitchen. The kitchen has a number of integrated appliances while the sliding patio doors give access to the private patio. There are two good sized double bedrooms both with built in wardrobes while the principle also has an ensuite shower room while the family bathroom has an electric shower over the bath. Benefits include double glazing and gas central heating.

Externally there is a private patio with views towards the River Tay and beautiful communal garden grounds. There is also a designated parking space. It should be noted that there is a factoring fee payable (currently £220 per month) to ensure all the communal areas are maintained to the highest standard.

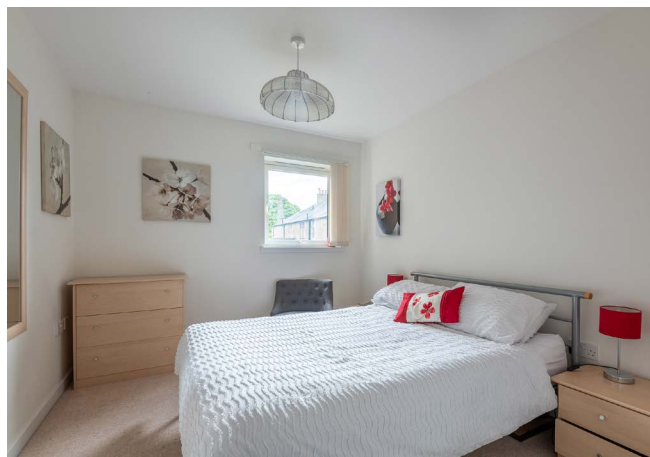
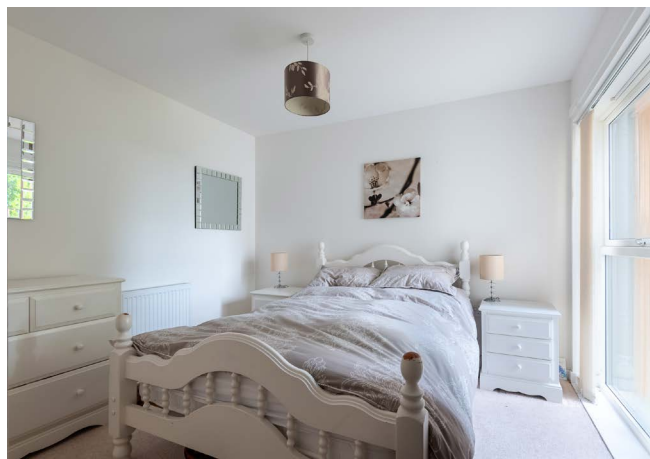
This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

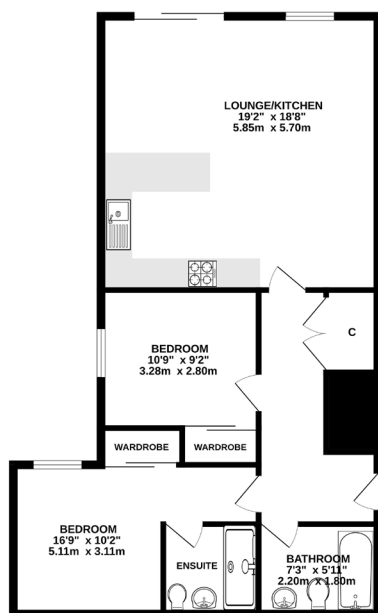
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and 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 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 fixtures, fittings 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.