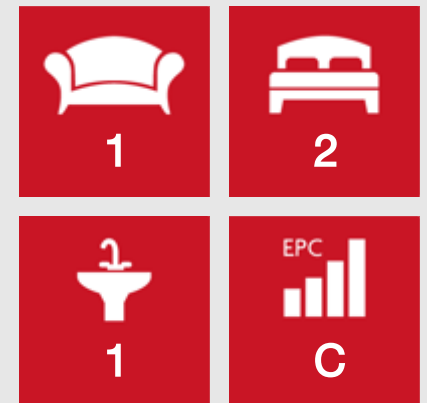




**Thorntons**  
The right way to move

Flat C, 23 Barnes Avenue,  
Dundee DD4 9AG







### Summary

Well presented first floor apartment, situated within a popular residential area, which benefits from gas fired heating and UPVC double glazing and comprises; hall, bright spacious lounge, kitchen with contrasting work surfaces, shelved storage cupboard, integrated oven, hob, extractor hood and rear facing window with open outlook, two well appointed bedrooms, one located to the front and one to the rear, family bathroom with three piece suite, shower over bath and window. Externally, there is an open plan garden to the rear, with private area.

### Features

- Attractive 1st Floor Apartment
- Popular Residential Area
- Hall, Lounge, Kitchen
- 2 Double Bedrooms
- Family Bathroom
- GCH; DG; EPC - C
- Roof Has Been Renewed.
- Garden Area To Rear
- Viewing Is Highly Recommended

### Room Measurements

Lounge: 14' 6" x 10' 10" (4.42m x 3.30m)  
 Kitchen: 12' 0" x 7' 1" (3.66m x 2.16m)  
 Bedroom: 12' 0" x 10' 10" (3.66m x 3.30m)  
 Bedroom: 10' 2" x 10' 0" (3.10m x 3.05m)  
 Bathroom: 9' 0" x 4' 9" (2.74m x 1.45m)





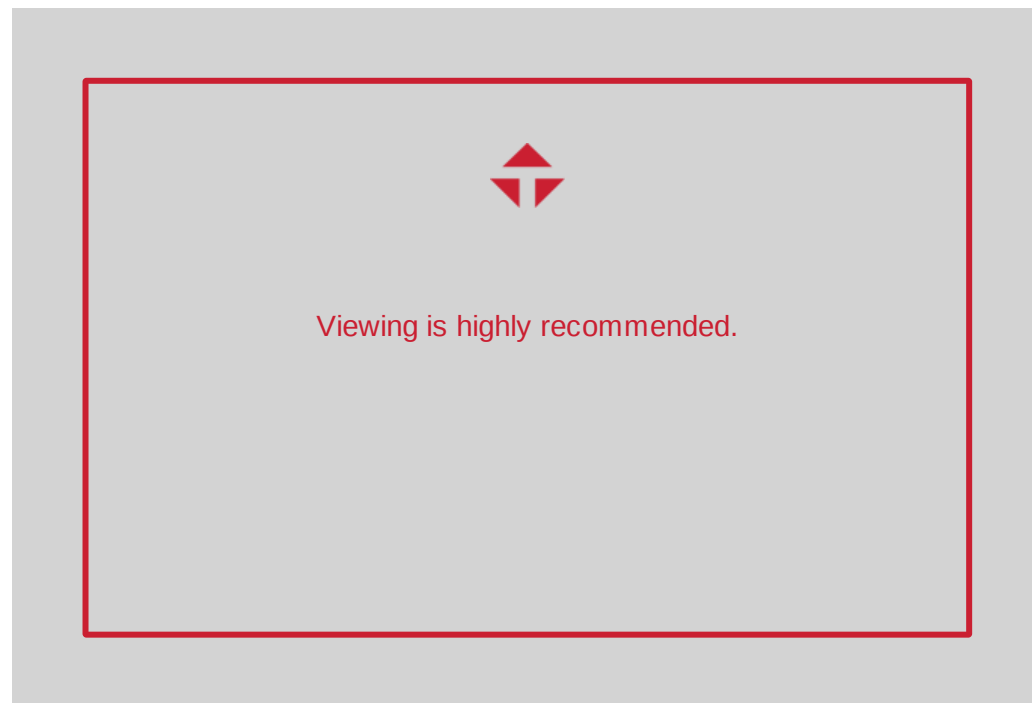
Ideal 1st time purchase or investment property.











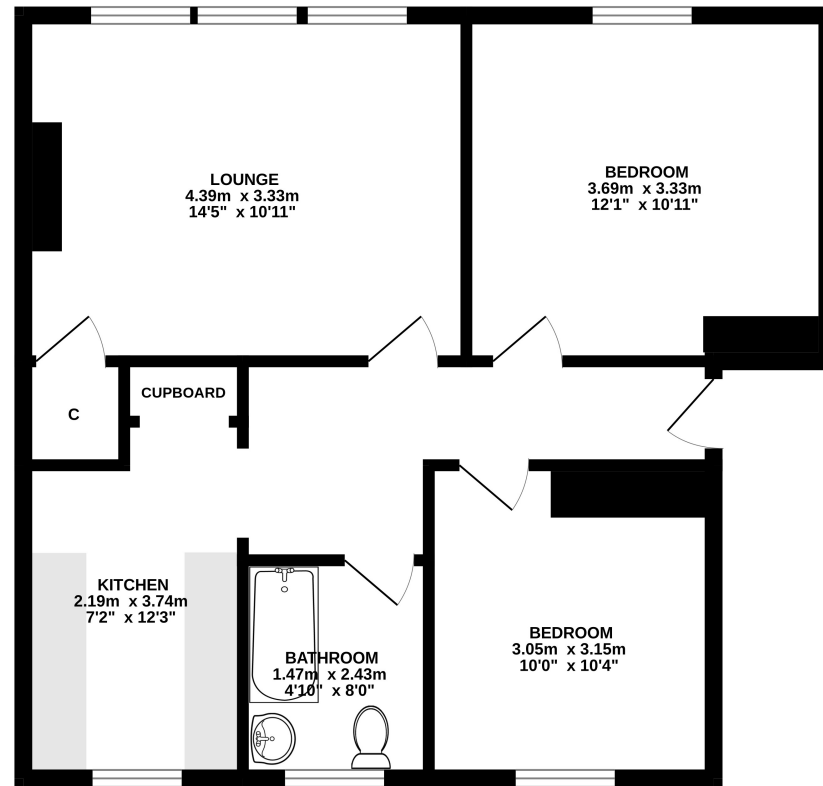






# Floorplan

## FIRST 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 mis-statement. 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 Metropix 6/2025

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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