






20 Ambleside Avenue  
Dundee, DD3 0AE



*A two bedroom ground floor flat requiring a degree of updating*

 2 Bed    1 Bath    1 Reception

An excellent opportunity to purchase a spacious two bedroom ground floor flat which is located in a very popular residential area of Dundee close to the Kingsway retail park and all local amenities. The property benefits from double glazing and gas central heating and included in the sale are any fitted floorcoverings and blinds along with the integrated oven and hob, freestanding fridge freezer and washing machine in the kitchen.

The accommodation comprises a bright lounge with electric fireplace. Spacious kitchen with great storage cupboards, two double bedrooms and a shower room.

At the front of the property there is a garden and also a private area at the rear. Ample parking is available on Ambleside Avenue.

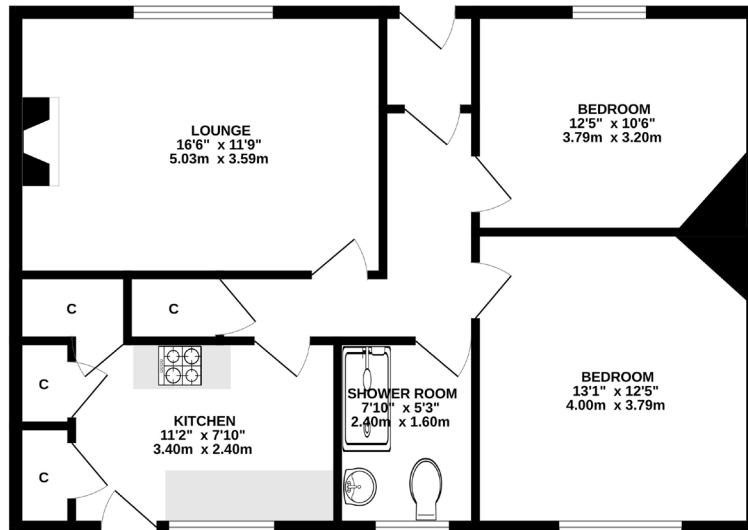
The property will appeal to a variety of buyers including investors and viewing is recommended.

### Features

- Vestibule & Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- EPC Band C

**Offers Over £70,000**

## GROUND 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 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 Ventroplan ©2025



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.

FOR VIEWING:

**By appointment only**

Contact Lindsays on:

📞 01382 802050

✉️ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [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.