




2/2, 5 Blackness Avenue,
Dundee, DD2 1ER



Spacious 3-bed flat in an elegant building perfect for Universities, Colleges and is situated in the heart of the West End

 3 Bed  1 Bath  1 Reception

This 3-bedroom 2nd floor flat forms part of an elegant stone-built building on the corner of Blackness Avenue and Hawkhill, ideally situated for Universities, Colleges and right in the heart of Dundee's West End. Blackness Avenue is ideally situated for ease of access to a number of local amenities including shops, bars, restaurants and within easy reach of Ninewells Hospital by regular public transport. The accommodation comprises a wide and welcoming reception hallway with all of the accommodation leading off. The lounge is a delightful room with bay window to the front, original ceiling cornice and deep skirtings. The kitchen/dining room is a great size with a range of units, integrated hob, oven, extractor hood and dishwasher and space for a washing machine, fridge-freezer and dining table and chairs. All three bedrooms are a good size. One has a built in wardrobe, whilst the shower room has a white suite with thermostatic shower. Outside to the rear is a well-maintained shared garden. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, integrated kitchen appliances as detailed, washing machine and fridge-freezer (no warranties provided).

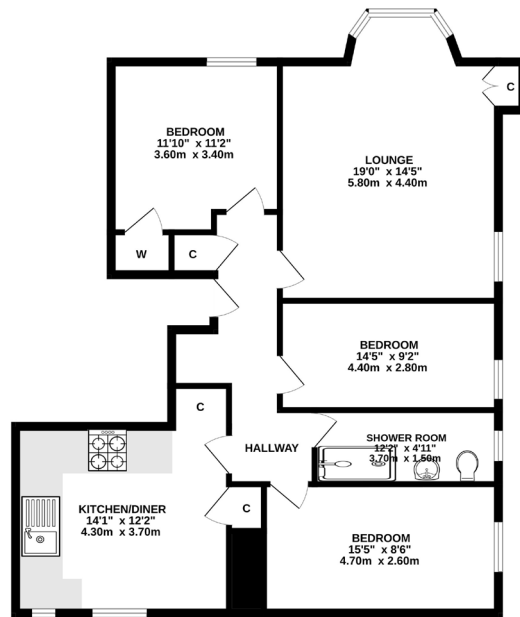
The property is perfect for students willing to share and young professionals seeking a home with everything on the doorstep. Early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

Features

- Reception hall
- Lounge
- Kitchen/dining room
- Three bedrooms
- Shower room
- Security entry
- Gas central heating
- Double glazing
- Shared Gardens
- EPC Rating C

Offers Over £220,000

2ND 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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dundeeproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.