



**Thorntons**   
The right way to move

Ground Floor, 21 Blackness  
Avenue, Dundee DD2 1ET





## Summary

Ground-floor apartment with private front door access, situated in the heart of the popular West End. The property comprises: spacious lounge with traditional features, kitchen/dining with a range of fitted units, bathroom with four-piece suite and two well-proportioned bedrooms. Attributes include: gas central heating, double glazing and ample storage throughout the property. Externally there is the benefit of private garden to the front with on-street parking available nearby.

## Features

- Ground Floor Apartment with main door access
- Prime West End Location
- Spacious lounge
- Kitchen/dining area
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC - D
- On- Street Parking

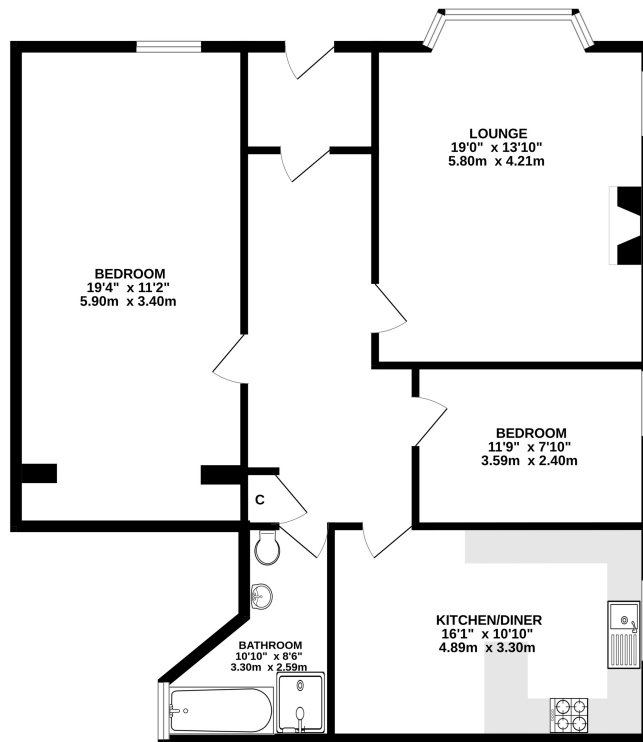
## Room Measurements

Lounge: 19'0 x 13'10 (5.80m x 4.21m)  
 Kitchen/Diner: 16'1 x 10'10 (4.89m x 3.30m)  
 Bedroom: 19'4 x 11'2 (5.90m x 3.40m)  
 Bedroom: 11'9 x 7'10 (3.59m x 2.40m)  
 Bathroom: 10'10 x 8'6 (3.30m x 2.59m)



# Floorplan

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 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.  
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