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19D Barnes Avenue,
Dundee, DD4 9AE







Exceptionally spacious 3-bedroom upper flat close to schools and amenities perfect for the growing family

3 Bed | 1 Bath | 1 Reception

This exceptionally spacious three-bedroom upper flat offers generous and well-proportioned accommodation, perfect for a growing family or those seeking extra space.

Ideally located on Barnes Avenue, the property benefits from easy access to a wide range of local amenities, including shops, schools, and leisure facilities. The city centre is also within convenient reach via regular public transport links.

The accommodation comprises a welcoming entrance hall with access to the attic, a bright and airy south-facing lounge, and a well-sized kitchen with space for freestanding appliances. There are three comfortable double bedrooms, along with a bathroom, partially tiled, partially wet-walled. Externally, the property enjoys shared rear gardens, complete with clothes drying poles. Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout. Fitted floor coverings are also included in the sale.

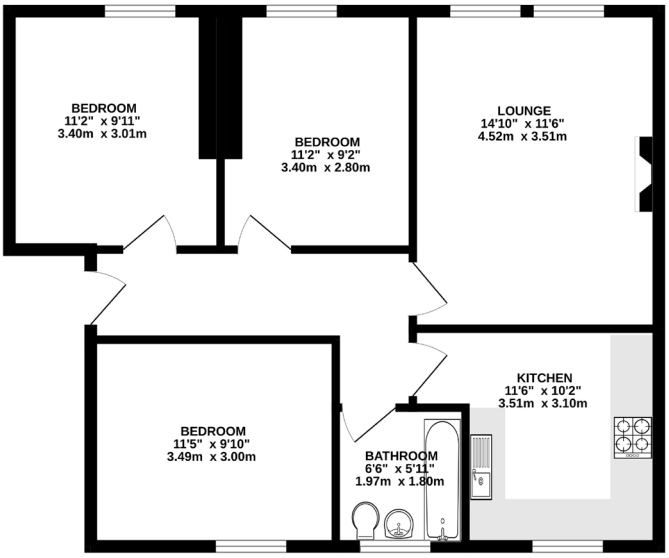
This fantastic home offers excellent space and value, making it ideal for families or first-time buyers alike. Early viewing is highly recommended to fully appreciate what this lovely property has to offer.

Features

- Entrance hall
- Lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared Garden
- EPC Rating C

Fixed Price £110,000

1ST 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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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 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. 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.