

34A Barnes Avenue,
Dundee, DD4 9AQ







Two-bedroom lower flat in a well-regarded location perfect for 1st time buyers or investors

2 Bed 1 Bath 1 Reception

This attractive two-bedroom ground floor flat offers generously proportioned accommodation and represents an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently situated in a popular residential area to the north of Dundee, the property is well placed for a wide range of local amenities, including schools, shops, and public transport links. Dundee City Centre is also within easy reach, providing an extensive selection of shopping, leisure, and recreational facilities.

The accommodation comprises an entrance vestibule and hallway, a bright and spacious lounge featuring an attractive fireplace and a large walk-in storage cupboard, and a fitted kitchen equipped with a range of wall and base units, integrated hob, oven, and extractor hood, together with space for a washing machine and fridge-freezer. There are two well-proportioned double bedrooms, while the bathroom is fitted with a white suite and an electric shower. Externally, the property benefits from a private front garden belonging exclusively to 34A. To the rear is a south-facing communal drying green, along with a small private garden area, providing a pleasant outdoor space to enjoy. Additional features include gas central heating, double glazing, fitted floor coverings, window blinds where fitted, and integrated kitchen appliances, all of which are included in the sale.

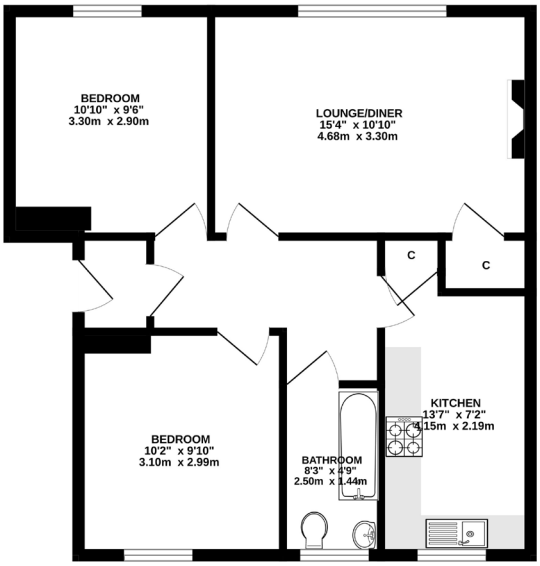
Offering spacious accommodation, excellent storage, and a highly convenient location, this appealing home is expected to attract strong interest. Early viewing is therefore highly recommended to fully appreciate all that it has to offer.

Features

- Entrance vestibule
- Reception hall
- Lounge
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating C

Offers Over £100,000

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 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 city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and 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.