







Thorntons 
The right way to move

9/3r Blackness Avenue

Dundee, DD2 1ET

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Summary

This completely furnished four-bedroom HMO-compliant flat lies just over a mile from central Dundee, within easy walking distance of the university and, therefore, of particular interest to rental investors. Set on the third/top floor of a traditional tenement, the flat retains its impressive classical proportions, with minimalist décor further enhancing the exceptionally light and airy ambience. It also boasts beautiful authentic features and benefits from a large open-plan living/dining room and integrated kitchen offering river views. Access to a neat communal garden and conveniently unrestricted on-street parking completes this appealing property that is move-in ready.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Top/third-floor HMO tenement flat
- Generous proportions, neutral décor, and period features
- Communal stairwell
- Airy entrance hall
- Open-plan living/dining room and modern integrated kitchen with River Tay views
- Four spacious and versatile bedrooms (principal with storage)
- Bright bathroom with shower over bath
- Attractive shared rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing



“The bright interiors are remarkably spacious, with an adaptable neutral finish, period features, and enviable River Tay views.”







“The HMO-compliant property offers a convenient central address, within easy walking distance of the city’s renowned university.”

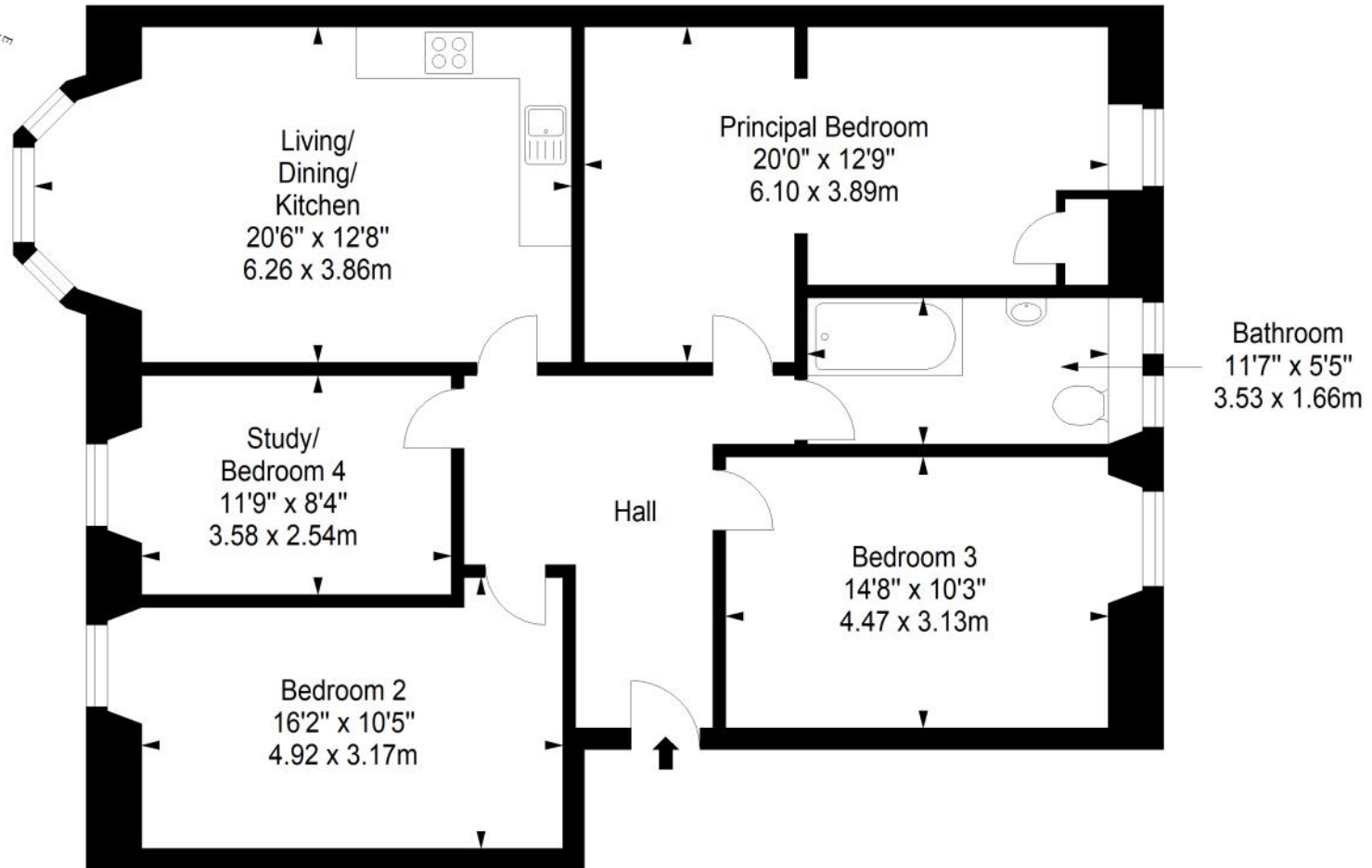
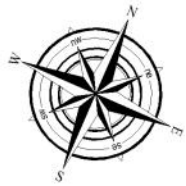


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Flat 3r, 9 Blackness Avenue

Floorplan

Top Floor

Approx. 102.7 sq. metres (1105.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)



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