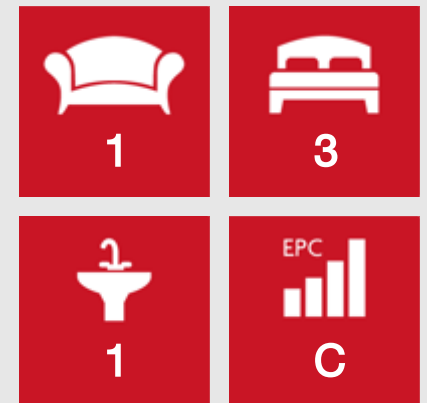




**Thorntons**   
The right way to move

Flat A, 25 Barnes Avenue,  
Dundee DD4 9AG





## Summary

This attractive ground floor flat is located in a popular residential area, and offers convenient access to a variety of local amenities including shops, supermarkets, educational amenities and recreational facilities. It is well connected by public transport, with nearby bus routes and easy access to main roads for commuting to Dundee city centre and beyond. The accommodation comprises: hall with all accommodation leading off, bright spacious lounge, modern kitchen, three well appointed double bedrooms and modern bathroom. Externally, there is an enclosed private garden to the front of the property and communal drying area to the rear.

## Features

- Attractive Ground Floor Flat
- Popular Residential Area
- Hall, Lounge & Kitchen
- 3 Double Bedrooms
- Modern Bathroom
- Private Enclosed Front Garden
- Communal Drying Area To Rear
- Move in Condition
- Viewing highly recommended
- GCH; DG; EPC - C

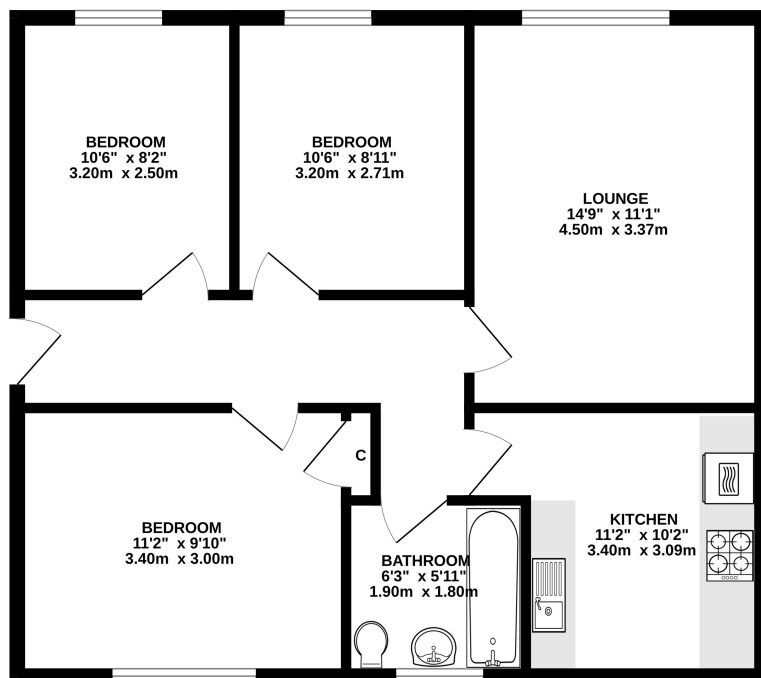
## Room Measurements

Lounge (14'9" x 11'1") 4.50m x 3.37m  
 Kitchen (11'2" x 10'2") 3.40m x 3.09m  
 Bedroom (11'2" x 9'10") 3.40m x 9.10m  
 Bedroom (10'6" x 8'11") 3.20m x 2.71m  
 Bedroom (10'6" x 8'2") 3.20m x 2.50m  
 Bathroom (6'3" x 5'11") 1.90m x 1.80m



# 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.  
Made with Metropix ©2025

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS