

# 3 Trinity Court

BLACKNESS AVENUE, WEST END, DUNDEE, DD2 1GY



*First floor apartment with a balcony  
and views of the city and the Tay*



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McEwan Fraser Legal is delighted to present this exquisite first-floor flat, offering a perfect blend of contemporary living and lovely views, situated in a sought-after location just one mile west of Dundee city centre.

# THE LOUNGE



As you step inside, you're greeted by a welcoming entrance hallway, setting the tone for the stylish and comfortable living space that awaits. The lounge is bathed in natural light, with a balcony offering stunning views of the city skyline and the Tay beyond – the perfect spot to unwind. The well-appointed kitchen provides all the modern conveniences needed for culinary endeavours.

# THE KITCHEN





The master bedroom boasts its own en-suite shower room and WC. A second bedroom offers versatility for guests or home office space. Completing the accommodation is a bathroom with a WC, ensuring ample space and comfort.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



With plenty of parking available for both residents and visitors, including a private allocated parking space outside the door at the bottom of the stairs and private visitor parking, as well as an entry system providing added security and convenience, this flat offers a truly hassle-free living experience.

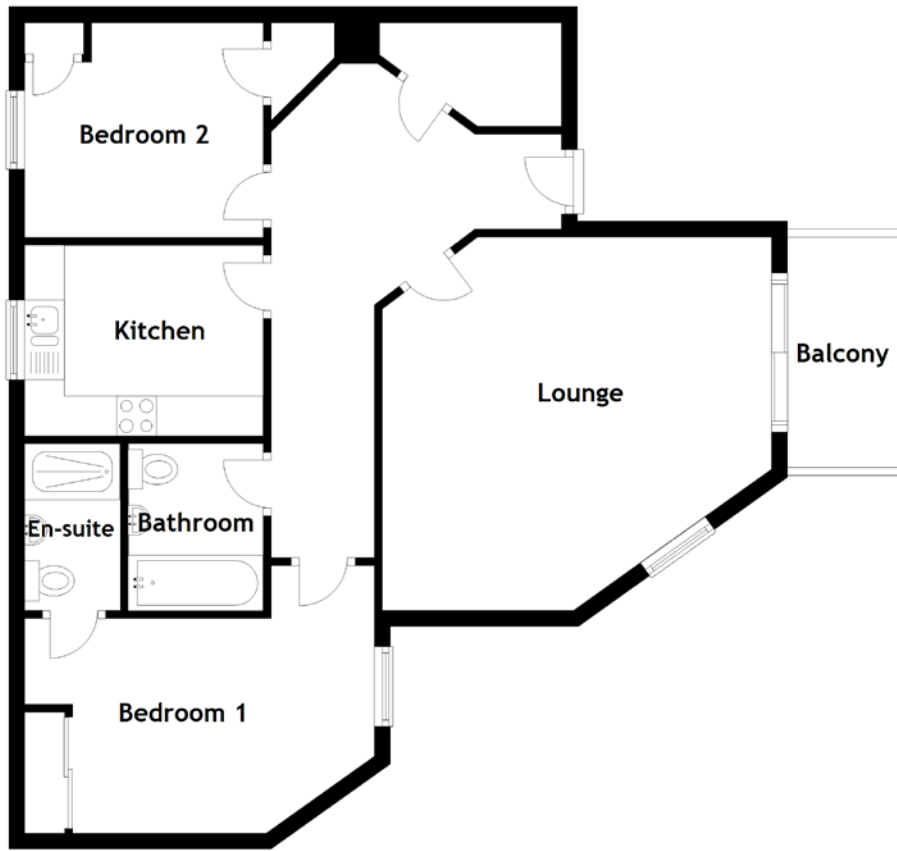
Situated in an established mixed residential location, this flat enjoys easy access to a range of amenities, including public transport, shopping, social, and educational facilities. Whether you're exploring the vibrant city centre or simply enjoying a leisurely stroll along the riverfront, everything you need is within easy reach.

Don't miss your chance to experience the best of Dundee living – schedule a viewing today and discover the endless possibilities that await in this stunning first-floor flat with a balcony and panoramic views of the Tay.

## EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

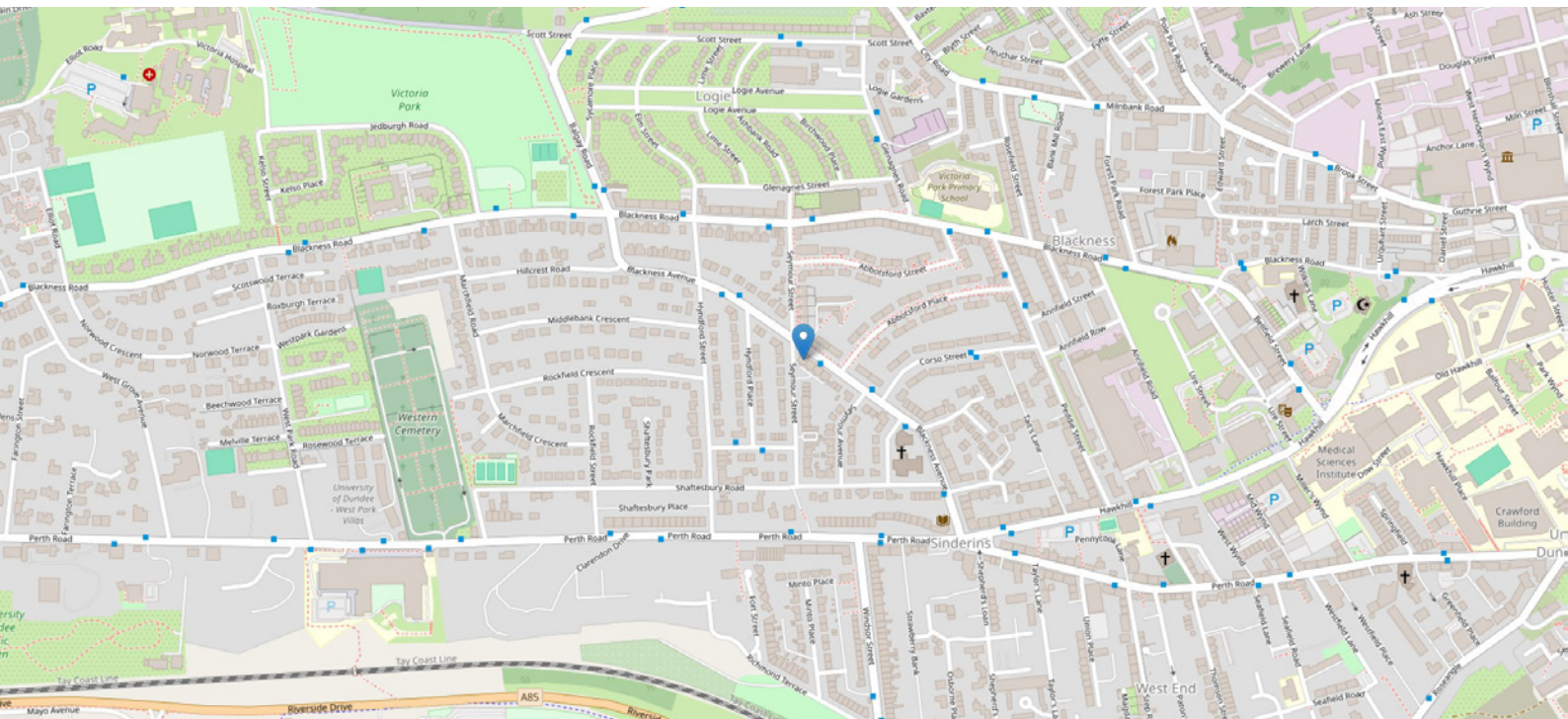


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 4.70m (15'5")  
 Balcony 2.90m (9'6") x 1.50m (4'11")  
 Kitchen 3.00m (9'10") x 2.40m (7'10")  
 Bathroom 2.10m (6'11") x 1.70m (5'7")

Bedroom 1 4.40m (14'5") x 2.70m (8'10")  
 En-suite 2.10m (6'11") x 1.20m (3'11")  
 Bedroom 2 3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Welcome to Dundee, a vibrant and dynamic city nestled on the scenic banks of the River Tay in Scotland. Situated just one mile west of Dundee city centre, this property enjoys a prime location within an established mixed residential area, offering the perfect balance of urban convenience and tranquil living. With views towards the river, residents are treated to a picturesque backdrop that captures the essence of Dundee's natural beauty. Whether you're admiring the shimmering waters of the Tay or watching the sunset over the city skyline, the views from this property are sure to captivate and inspire.





Dundee boasts a wealth of amenities and attractions, all within easy reach of this property. Adequate public transport ensures seamless connections to the city centre and beyond, while nearby shopping centres cater to every need, from daily essentials to boutique finds.

Social and recreational facilities abound in Dundee, with a vibrant cultural scene that includes theatres, galleries, and live music venues, providing endless opportunities for entertainment and exploration. Educational facilities are also readily available, making this area an ideal choice for families and students alike.

Whether you're seeking the excitement of city living or the tranquillity of riverside relaxation, Dundee offers the best of both worlds.



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