



**HARMONY HOMES**  
ESTATE AGENCY



2/R, 51 Blackness Avenue, Dundee, DD2 1EY

Fixed asking price £210,000







# 2/R, 51 Blackness Avenue

Dundee, DD2 1EY

!!!NEW FIXED PRICE OF £210,000!!!  
!!!£10,000 BELOW VALUATION PRICE !!!

Nestled in the heart of Dundee's sought-after West End, this stunning purpose-built flat on Blackness Avenue offers a perfect blend of traditional charm and modern convenience. Built in 1890, this spacious property spans an impressive 947 square feet, providing ample room for comfortable living.

As you enter, you are greeted by a welcoming reception room that boasts breath-taking views over the River Tay and the surrounding landscape. The flat features two generously sized double bedrooms, each designed to offer a peaceful retreat. The modern kitchen is a highlight, complete with ample space for a dining table, making it an ideal setting for entertaining friends and family. Additionally, a separate utility room adds to the practicality of the space, while the contemporary bathroom features a large walk-in shower, ensuring a touch of luxury in your daily routine.

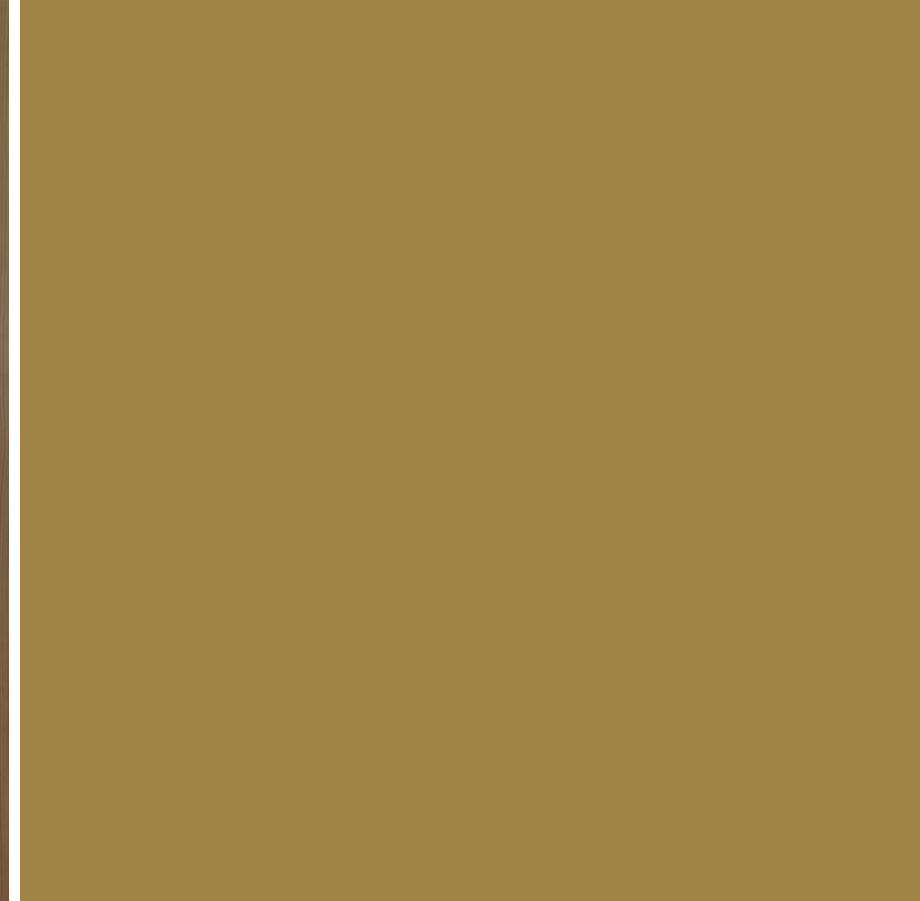
The location is truly fantastic, situated within walking distance of the city centre, where you will find a variety of shops, parks, and local amenities. The vibrant atmosphere of the West End is complemented by excellent transport links and nearby schools, making it an ideal choice for families and professionals alike.

This property is not just a home; it is a lifestyle choice, offering the best of both worlds in a thriving community. With its spacious layout, stunning views, and prime location, this flat is a rare find in Dundee's competitive market. Don't miss the opportunity to make this exceptional property your own.

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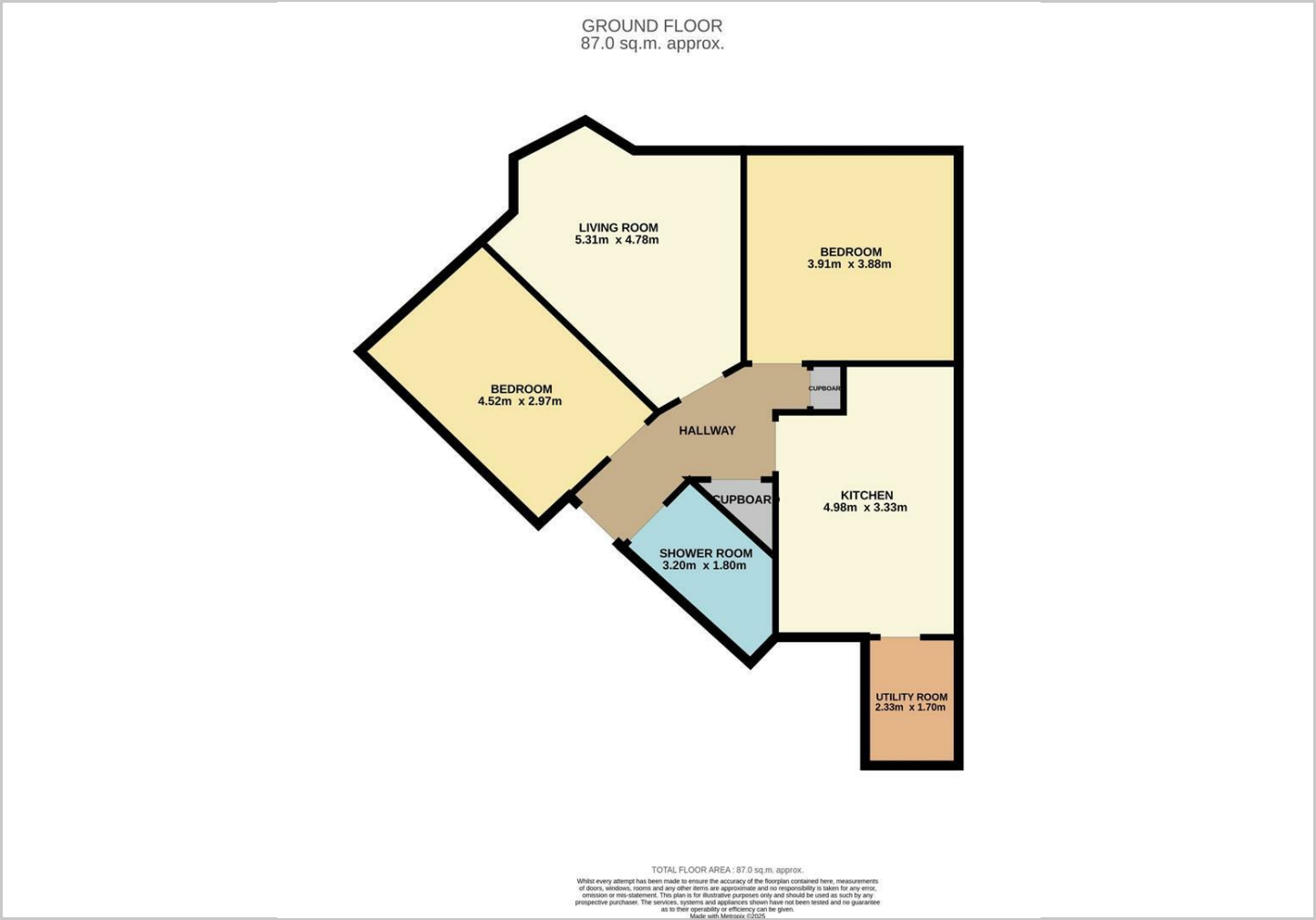
## Directions







Floor Plans

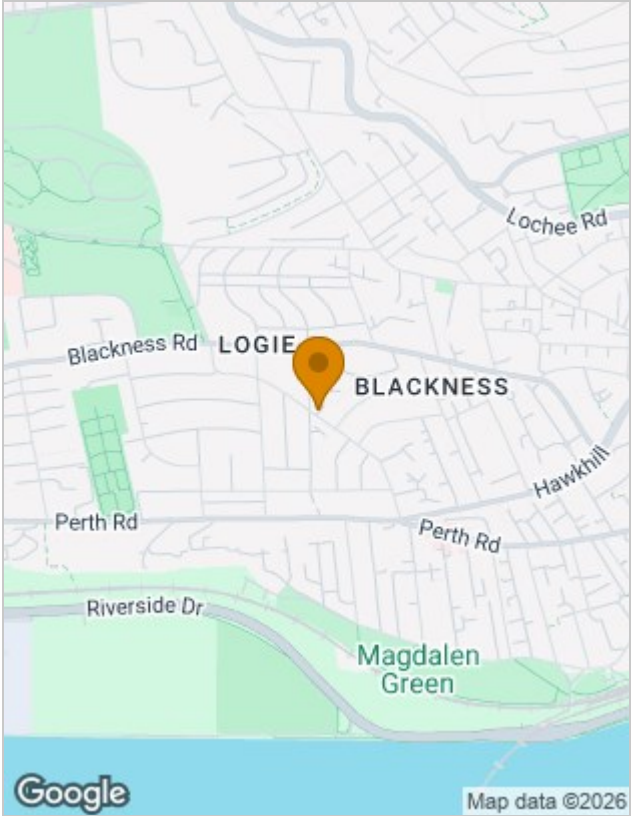


Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

