



HARMONY HOMES
ESTATE AGENCY



275 Blackness Road, Dundee, DD2 1SA

Offers over £190,000





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Nestled in the heart of Dundee's sought-after West End, this splendid top-floor flat on Blackness Road presents an exceptional opportunity for investors seeking an established buy-to-let, as well as first-time buyers, students or medical professionals. Spanning an impressive 958 sq ft, this spacious three-bedroom apartment is beautifully presented and full of character.

Upon entering, you are welcomed into a bright and spacious sitting room featuring original coving, an elegant ceiling rose and large windows that flood the room with natural light while framing stunning views across the River Tay. The modern kitchen offers ample space for dining and is complemented by a practical utility room, making it ideal for both everyday living and entertaining.

The property boasts three generous double bedrooms, two of which also enjoy beautiful river views, alongside a well-appointed family bathroom.

Residents benefit from on-street parking and access to a communal garden. Situated within walking distance of Dundee city centre, the universities, Ninewells Hospital, shops, cafés and excellent transport links, the location is ideal for a wide range of buyers.

The property is being sold with sitting tenants in place, generating an immediate rental income of £1,425 per calendar month (£17,100 per annum), offering an impressive gross rental yield of approximately 9% based on the asking price. This provides an excellent turnkey investment with income from day one.

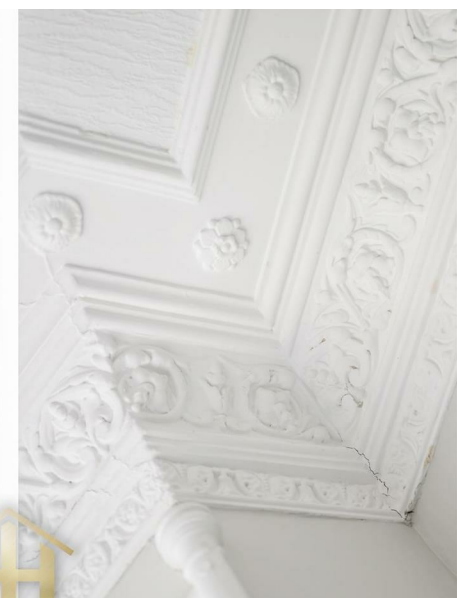
Further enhancing its appeal, the property benefits from a current HMO licence, offering added flexibility for investors and providing reassurance that it meets the required standards for multi-occupancy use.

Whether you're looking to expand your investment portfolio with a high-yielding property or secure a spacious apartment in one of Dundee's most desirable locations, this exceptional West End home offers a fantastic opportunity not to be missed.





Directions





Floor Plans



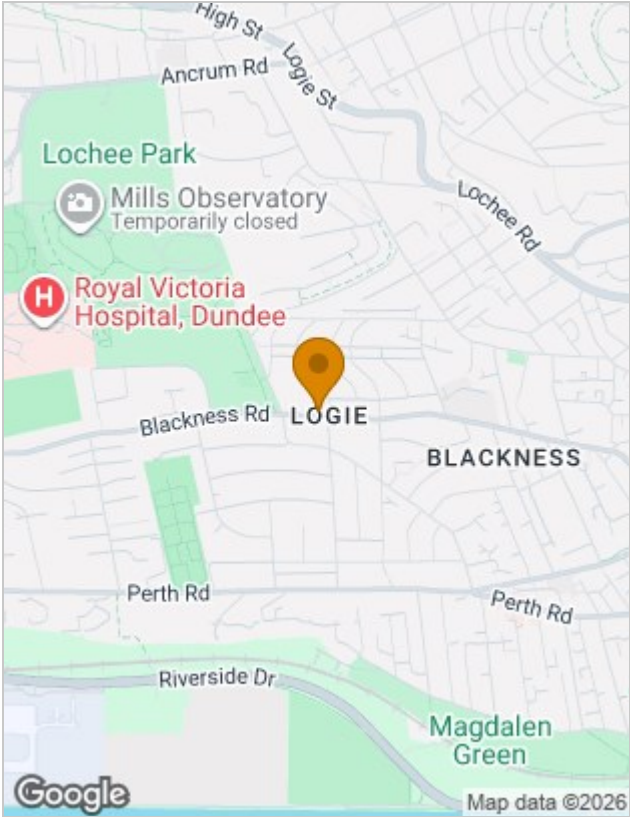
Viewing

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.

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Location Map



Energy Performance Graph

