



19B Barnes Avenue, Dundee, DD4 9AE

Offers Over £120,000



NEXTHOME

ESTATE & LETTING AGENTS

Buying with Next Home

19B Barnes Avenue, Dundee, DD4 9AE

Many thanks for your interest with 19B Barnes Avenue, Dundee, DD4 9AE.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Situated to the north-east of Dundee city centre, Barnes Avenue enjoys a convenient residential location with an excellent range of local amenities close by.

Supermarkets, convenience stores, cafés, schools and healthcare facilities are all within easy reach, while regular public transport links provide quick access to Dundee city centre, Ninewells Hospital and both universities.

The area also benefits from excellent road connections to the Kingsway (A90), making commuting straightforward. Nearby parks and green spaces offer opportunities for walking and outdoor recreation, while the city centre provides a wide selection of shops, restaurants, leisure facilities and cultural attractions. Combining convenience with excellent transport links, this is a popular location for first-time buyers, families and investors alike.



Property Summary

This spacious three-bedroom ground floor apartment, offering well-proportioned accommodation throughout.

The property is accessed via a well-maintained communal entrance stairwell, leading to a welcoming hallway which provides access to all accommodation. The lounge is bright and spacious, offering ample room for a variety of free-standing furniture and creating an ideal space for both relaxing and entertaining.

The modern kitchen is fitted with a range of contemporary wall and base units, providing excellent storage and worktop space.

There are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a home office. A well-appointed bathroom fitted with a three-piece suite completes the accommodation.

Externally, the property benefits from a private front garden, providing an attractive outdoor space to enjoy, while to the rear there is a communal drying green.



Key property features

- ✓ Ideal for first time buyers
- ✓ 3 bedrooms
- ✓ Modern kitchen
- ✓ Private garden
- ✓ Communal garden
- ✓ Well presented
- ✓ Spacious lounge
- ✓ Gas central heating
- ✓ Newly installed DG windows
- ✓ Close to local amenities











Have a property to sell?

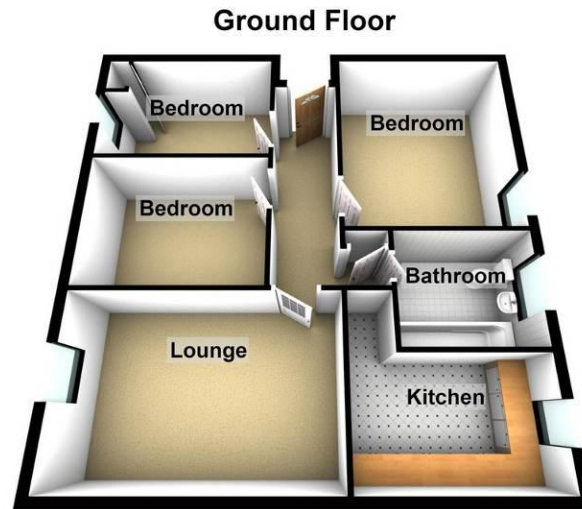
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

LOUNGE

15' 1" x 11' 9" (4.6m x 3.6m)

KITCHEN

11' 5" x 9' 10" (3.5m x 3m)

BEDROOM

15' 1" x 11' 9" (4.6m x 3.6m)

BEDROOM

11' 1" x 9' 6" (3.4m x 2.9m)

BEDROOM

11' 1" x 8' 2" (3.4m x 2.5m)

BATHROOM

6' 6" x 6' 2" (2m x 1.9m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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