



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**384 BLACKNESS ROAD**

Dundee, Angus, DD2 1SU



Situated near Balgay Park and Ninewells Hospital, this traditional duplex apartment with its own private access resides on the first and attic floors of a traditional villa which has a highly desirable location in Dundee. It is set within easy reach of amenities, schools, and transport links; plus, it has idyllic green spaces close by and it is in swift commuting distance of the city centre. Furthermore, the four-bedroom home offers an abundance of space and excellent versatility. It boasts large rooms, including two reception areas, and it enjoys impressive views over the River Tay. The property also has a single garage for parking and a private patio. Extras: integrated appliances (gas hob, oven, fridge, freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Traditional duplex apartment
- West End Suburbs conservation area
- Private entrance
- Naturally-lit hall with generous storage
- Dual-aspect living room with gas fireplace
- Formal dining room with electric fireplace
- Bright and spacious family room
- Large, well-appointed dining kitchen
- Private study with built-in storage
- Four airy double bedrooms
- Generous store room
- Modern three-piece shower room
- Three-piece bathroom with handheld shower
- Private, low-maintenance patio
- Single garage
- EPC Rating D
- Council Tax Band F





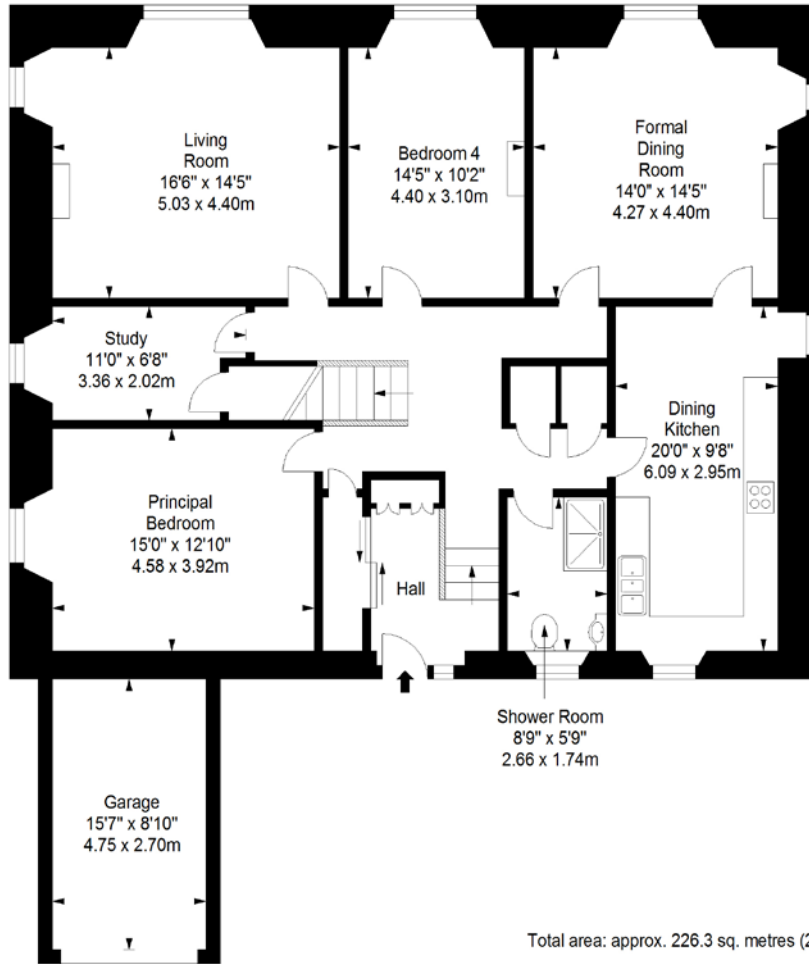




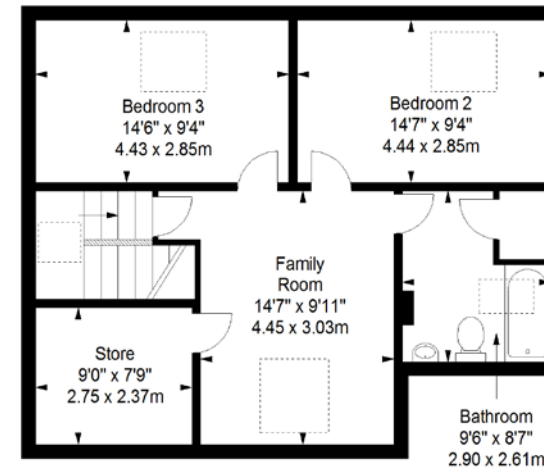
384

# FLOORPLAN

**Ground Floor**  
Approx. 162.9 sq. metres (1753.5 sq. feet)



**First Floor**  
Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 226.3 sq. metres (2435.9 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.