

Lawson, Coull & Duncan

Solicitors

PROPERTY FOR SALE



78D CLEPINGTON ROAD, DUNDEE, DD3 7SW

OFFERS OVER £79,000.00

(HOME REPORT VALUATION £82,000.00)

EPC – D

This well presented first floor flat forms part of a traditional tenement block in a popular residential area, conveniently located within a 10 minute walk of Dundee College, Kingsway Campus. All amenities are also within walking distance and there are excellent transport links to Dundee City Centre, Ninewells Hospital and both Universities. The property benefits from recently fitted carpets and fresh decor throughout. The flat has double glazing and electric heating, and access to a communal rear garden. This property is an excellent opportunity for the first time buyer or investor.

THE ACCOMMODATION COMPRISES:-

HALLWAY

Solid wood main door leading to hallway with storage cupboard. Radiator. Mains linked Smoke alarm.



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LOUNGE

(15'1" x 9'4" approx.)

Bright and spacious livingroom with fireplace and electric fire. Ceiling rose detail. Folding doors leading to kitchen. Electric storage heater. Four electric sockets.



KITCHEN

(11'1" x 3'6" approx.)

Modern galley style kitchen with fitted wall and base units. Splashback tiling. Laminate flooring. Integrated stainless steel electric oven and ceramic hob, with cooker hood and fitted extractor. Washing machine. Spotlights. Stainless steel sink. Four electric sockets. One appliance socket.

DOUBLE BEDROOM I

(11'1" x 10'6" approx.)

Double bedroom with built-in storage cupboard incorporating hanging rail and storage shelving. Large window overlooking the rear garden. Electric heater. Four electric sockets. Telephone connection point.

DOUBLE BEDROOM II

(11'8" x 7'1" at largest approx.)

Double bedroom with built-in cupboard incorporating hanging rail and storage shelving. Electric heater. Four electric sockets. View over rear garden.



While these particulars are believed to be correct they are not guaranteed by the seller, or the agents, and do not form part of an offer or a contract

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BATHROOM

(6'9" x 5'5" approx.)

Modern partially tiled bathroom. White three piece suite with "Triton Cara" instant electric shower over bath. Extractor fan. Shower screen. Vinyl flooring.



OUTSIDE

The rear of the property boasts an enclosed, shared drying area and bin storage.

SELLERS:-

Clients of Lawson Coull & Duncan.

DATE OF ENTRY:-

By arrangement.

VIEWING:-

Telephone 07939 001819 or contact Selling Agents on (01382) 227555 or solicitors@lawsoncoull.co.uk to arrange an appointment or to obtain a copy of the Home Report. Particulars may also be obtained from the Selling Agents or Tayside Solicitors Property Centre, 9 Whitehall Crescent, Dundee.

HOW TO GET THERE:-

Travelling from the city centre, continue along Victoria Road into Dens Road and then turn right into Arklay Street. Turn left at the top of Arklay Street into Clepington Road and number 78 is on the left hand side.



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