



**lindsays**

**3/2 6 Clepington Street**  
Dundee, DD3 7PR

*"A bright third floor floor flat in a popular residential location"*

- Hallway
- Lounge
- Kitchen
- Bathroom
- Double Bedroom
- Double Glazing
- Shared Drying Area

EPC Rating E

**FIXED PRICE £47,000**



## Description

An opportunity to purchase a bright third floor flat which is located in a tenement block of similar style properties in a popular residential area of Dundee. The property requires a degree of updating and this has been reflected in the asking price. Practical benefits include double glazing and included in the sale are all carpets, floorcoverings and blinds where fitted along with the cooker, fridge freezer and washing machine in the kitchen.

The accommodation comprises a bright lounge with views out towards Broughty Ferry and Tayport, Galley style kitchen, bathroom with shower over the bath and double bedroom.

Externally at the rear of the property lies a shared drying area. Parking is available on Clepington Street.

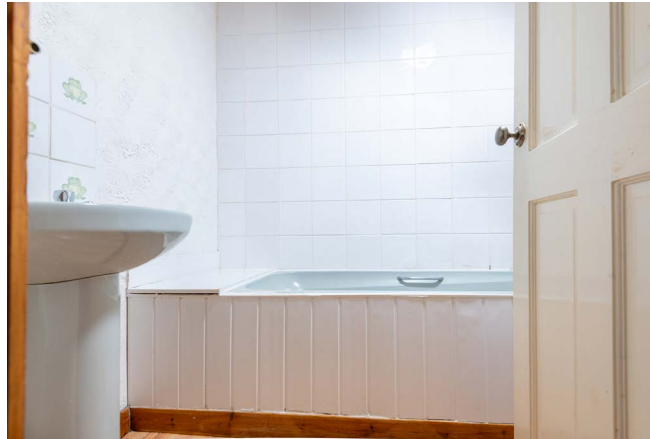
This is an ideal investment buy within walking distance of Dundee City Centre and all local amenities.

## Area

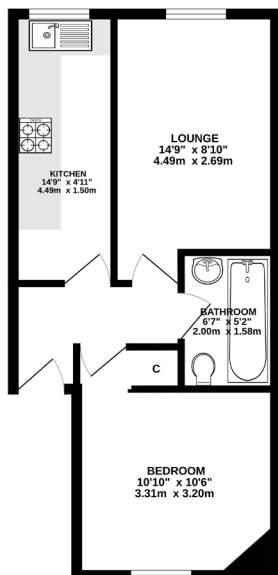
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or operation can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.