

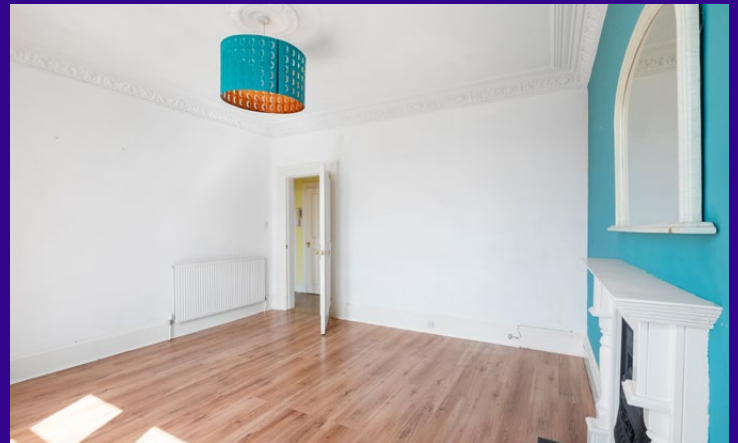
Offers Over £90,000

Blackadders








3/L, 189 Clepington Road,
Dundee, DD3 7TA

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- Top Floor Flat
- Kitchen
- Shared Drying Area
- Views of the River Tay
- 2 Bedrooms
- Living Room
- Shower Room

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This is a very well-presented top floor flat boasting superb views of the River Tay from an elevated position in an established area of Dundee. The property lies conveniently for easy access to a range of local shops and services as well as a nearby bus route providing a transport link to various parts of the city. The city centre offers a range of major facilities and excellent transport links.

The property benefits from double glazing and gas central heating while the accommodation is entered by the hallway. The spacious living room has a feature fireplace, ornate corning and fantastic river views via a south facing window. The kitchen has a range of fitted units with an aspect to the rear. Two bedrooms are accessed from the hallway with one offering further river views. The shower room completes the accommodation.

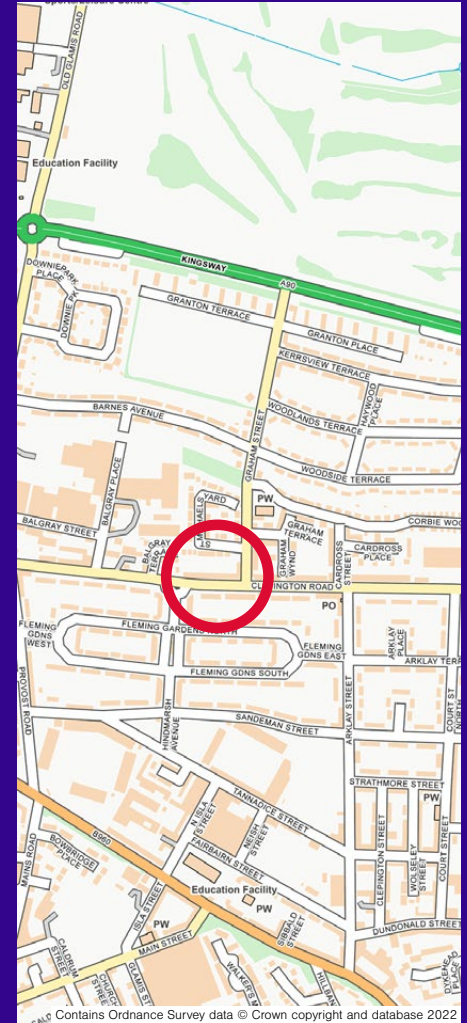
A shared drying area is located to the rear of the building.





Accommodation (measurements are approx)

Living Room	4.36m x 4.52m	(14'4" x 14'10")
Kitchen	2.12m x 5.04m	(6'11" x 16'6") at widest points.
Bedroom	3.10m x 4.52m	(10'2" x 14'10")
Bedroom	1.98m x 2.57m	(6'6" x 8'5")
Shower Room	1.66m x 1.71m	(5'5" x 5'7")



Aberdeen

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Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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