



46E CLEPINGTON ROAD, DUNDEE, DD3 7NY
OFFERS OVER £85,000



LCD

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HOME REPORT VALUATION **£85,000**

EPC RATING

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This two bedroom second floor flat has been well maintained throughout and is in move-in condition. The property is ideally located in an established residential area to the North of Dundee City Centre. There is easy access to many amenities including grocery stores, Dundee & Angus College, Caird Park Golf Club and Primary & Secondary schooling. In addition, the property is close to the Kingsway providing commuting links to the City Centre and surrounding areas.

The hallway provides access to all rooms within the property. The lounge is located to the front of the property and has been fitted with plush carpet, curtains, blinds and open storage shelving. The kitchen on the opposite side of the hall benefits from modern fitted wall and base units and a tiled splashback. There is an integrated oven, hob and extractor fan and a stainless-steel sink lies beneath the south facing window.

The double bedrooms have been fitted with carpets, with one bedroom located to the front of the property and the other to the rear. The bedroom to the rear of the property has a corner storage cupboard and a large south facing window which overlooks the communal garden area and provides ample natural light to the room.

The bathroom is floored in linoleum and has been fitted with wet wall to the right and tiled floor-to-ceiling on the left. The bathroom consists of a bath with overhead shower, pedestal basin and w.c.

The property benefits from a communal drying green and outside space to the rear of the property. This property would suit both first-time buyers and those looking to purchase in the buy-to-let market. Early viewing is highly recommended.

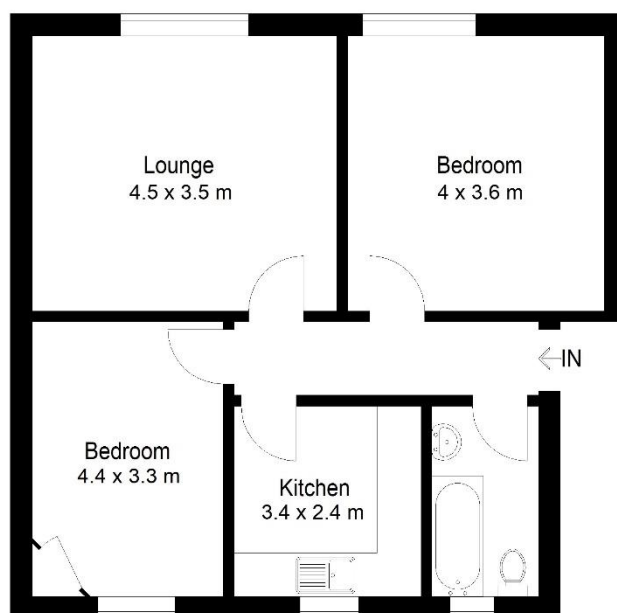


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