



Flat C, 201 Clepington Road,
Dundee, DD3 7TA

"An upper flat in a popular residential location, perfect for the First Time Buyer"

- Vestibule
- Hall
- Lounge
- Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Private & Shared Gardens

EPC Rating C

OFFERS OVER £115,000



Description

This is an excellent opportunity to purchase an upper flat located in a stone-built block of similar style properties in a popular residential area of Dundee. The property has been well maintained and is presented to the market in move-in condition. Practical benefits include double glazing and gas central heating and included in the sale are all fitted floorcoverings along with the integrated kitchen appliances.

The accommodation comprises a vestibule which opens into the hall, a well-proportioned lounge with window to the front with traditional period features and a fireplace which houses a gas fire, well-proportioned kitchen/dining with integrated hob, oven and hood, plumbing for a washing machine and space for a fridge freezer and dining table and chairs, two double bedrooms and modern shower room with large walk-in shower.

Outside to the rear of the property lies a well-maintained private garden with area of deck perfect for relaxing and enjoying the sun. There is also a communal area of garden. This property will appeal the first-time buyer and is an ideal investment buy within an excellent area. Early viewing is highly recommended.

Directions

Access to the property is from the rear, via the gate to the furthest away staircase.

Area

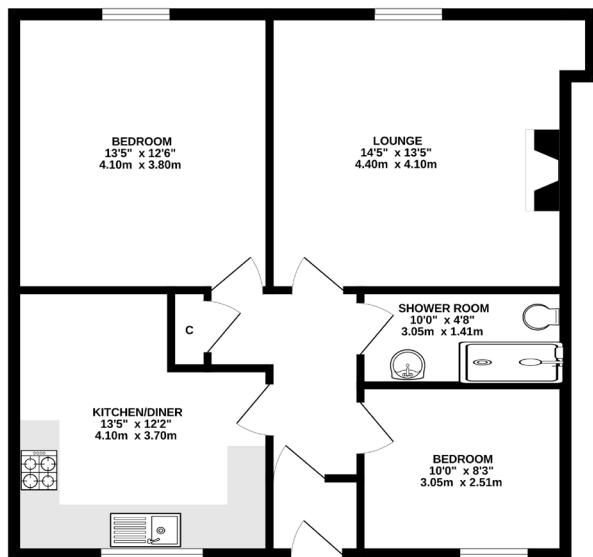
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling and any other items are approximate and the responsibility is solely 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HomePlan 12/14



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.