



lindsays

122C Clepington Road,
Dundee DD3 7UD

*"Well presented one bed first floor flat
in a popular residential location"*

- Hallway
- Lounge
- Breakfasting Kitchen
- Double Bedroom
- Shower Room
- Secure Entry
- Communal Gardens

EPC Rating D

FIXED PRICE £75,000



Description

Lindsays are delighted to offer to the market this well presented one bedroom first floor flat in a popular residential area. Clepington Road is ideally situated for ease of access to a number of local amenities. There is a regular commuter bus route close by giving straightforward access to all areas of Dundee.

The property is offered to the market in move in condition and comprises: hallway, bright and spacious lounge, modern breakfasting kitchen, double bedroom and shower room. Benefits include double glazing, gas central heating and secure phone entry system.

Externally there is a well maintained communal garden to the rear.

Early viewing is highly recommended.

Area

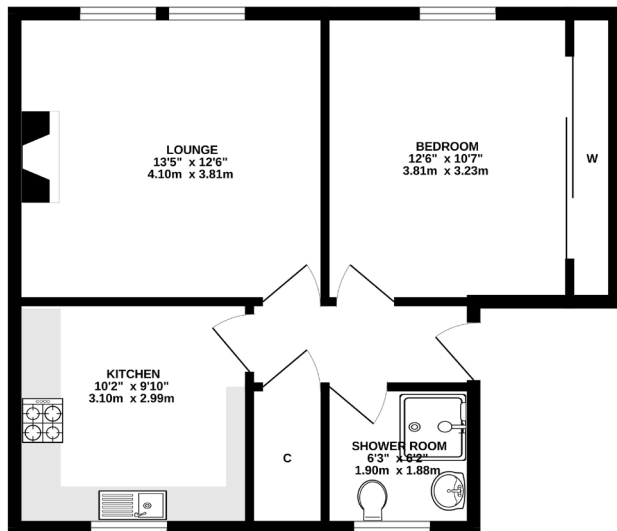
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items that are appropriate will be responsibility to take 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 Metaphor 12/2011

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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.