



48B Clepington Road, Dundee, DD3 7NY
Offers Over £85,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bed ground floor flat located in an extremely popular location within walking distance of many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway main arterial route is a short drive from the property.

The subjects are in good decorative order throughout and benefit from well proportioned rooms, double glazing and gas central heating.

Accommodation comprises: entrance hallway with doors to all rooms; bright and airy lounge with focal fireplace and recessed display shelving; kitchen fitted with a range of base and wall mounted units with complementary worktops and tiled splashbacks, slot in gas cooker, washing machine and fridge freezer; modern bathroom with W.C., vanity unit and bath with mains fed dual head shower over, attractive wet wall panelling, heated towel rail and mirrored medicine cabinet; and two double bedrooms with built in wardrobe/storage facilities. Externally there is an enclosed private garden to the front and communal drying green to the rear.

This particular property would make an ideal first time buy, buy to let or downsize property and early viewing is highly recommended.

- **Popular Location Close to Many Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **White Goods**
- **All Furniture Available If Required**
- **Private Garden**
- **Drying Green**
- **Move In Condition**
- **Ideal First Time Buy/Downsize Property**
- **Excellent Buy to Let Investment**



Chamber Practice 

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



