



**lindsays**

40B Clepington Road,  
Dundee DD3 7NY

*"Well presented two-bedroom ground floor flat in a popular residential location"*

- Hallway
- Lounge
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Secure Entry
- Double Glazing
- Gas Central Heating
- Private & Shared Gardens

EPC Rating C

**OFFERS OVER £95,000**





## Description

Lindsays are delighted to offer to the market this well presented two-bedroom ground floor flat in a popular residential area. Clepington Road is ideally situated for ease of access to a number of amenities including schools, shops and leisure facilities. There is a regular commuter bus service providing access to all areas of Dundee.

The property is offered to the market in move in condition and comprises a hallway, spacious lounge, breakfasting kitchen with integrated hob, oven and extractor hood, two double bedrooms, one of which has wall length fitted wardrobes providing excellent storage space, and bathroom with instant shower over the bath. Outside there are good sized private gardens to the front and side, with an exceptionally sturdy storage shed. To the rear there is a well-maintained communal garden with another private garden shed. Benefits include double glazing, gas central heating and secure phone entry system. Included in the sale are the newly fitted carpets, integrated kitchen appliances as detailed, blinds where fitted and the two sheds.

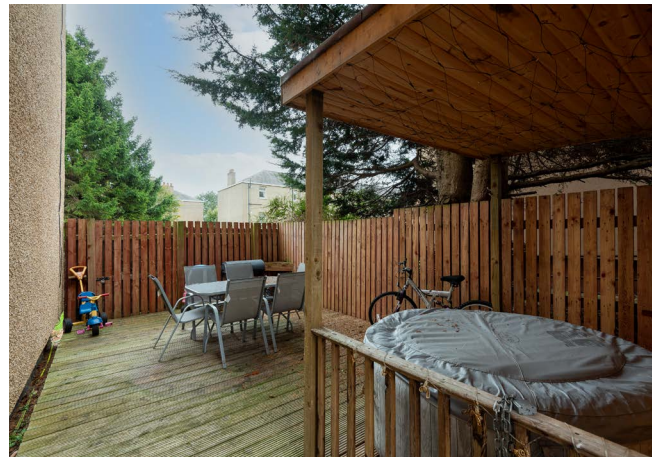
This property will appeal to a wide variety of buyers and may suit those seeking accommodation all at ground floor level. Early viewing is highly recommended.

## Area

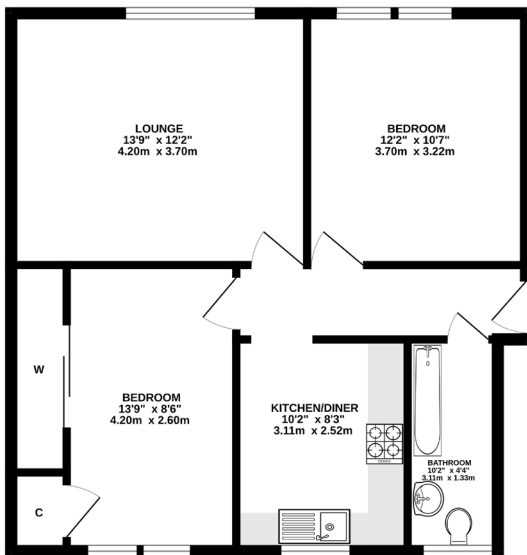
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other items are approximate and no responsibility is taken 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, appliances and equipment shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 03/04

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://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.