



**lindsays**

63 Clepington Road  
Dundee, DD4 7BQ

*"Beautifully presented detached villa  
in a popular residential area"*

- Vestibule
- Reception Hall
- Lounge/Dining
- Family Room/Bedroom 4
- Sunroom
- Kitchen
- Utility/Study
- 3 Further Double Bedrooms
- Family Bathroom
- WC
- Garage & Drive
- Gardens

EPC Rating D

**OFFERS OVER £425,000**



## Description

Lindsays are delighted to offer to the market this beautifully presented detached villa in a popular residential area. The Maryfield end of Clepington Road is ideally situated for ease of access to a number of local amenities including, shops, schools and easy commuting to other towns and cities.

The property is in move-in condition, having recently been redecorated to enhance the many traditional period features such as intricate corning, stained glass, ceiling roses, deep skirtings and fireplaces throughout. The accommodation is versatile and extensive comprising: entrance vestibule, reception hall, bright, spacious lounge/dining room with wood burning stove, family room/bedroom 4, kitchen, large sunroom which enjoys views over the rear garden, utility room/study and WC. Upstairs there are three generously proportioned double bedrooms and large family bathroom with four-piece white suite. Outside there is a garden to the front with monobloc drive which leads to the garage. The rear garden is fully enclosed and is laid with a patio area, chipped stone and faux grass for ease of maintenance. Benefits include double glazing, gas central heating and floored attic space.

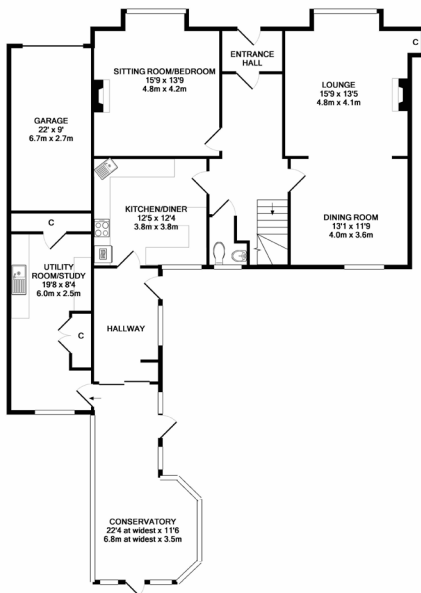
This is a lovely home which will appeal to the more discerning buyers seeking a traditional style home with lots of space for the family to enjoy. It can really only be truly appreciated by viewing, and this is highly recommended.

## Area

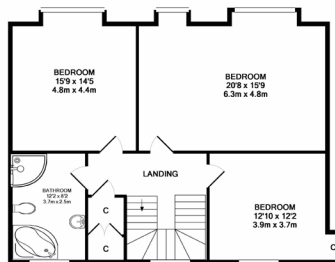
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for guidance purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.