



lindsays

275 Clepington Road,
Dundee, DD3 7UE

"Spacious 3 or 4 bedroom family home requiring upgrading, in a popular residential area"

- Vestibule
- Reception Hall
- WC/Cloakroom
- Lounge
- Dining Room/ Bedroom 4
- Kitchen/Breakfast Room
- 3 Bedrooms
- Shower Room
- Gardens

EPC Rating D

OFFERS OVER £185,000



Description

Lindsays are delighted to offer to the market this spacious terraced villa which whilst requiring upgrading, could provide the perfect opportunity to create your perfect family home. 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 accommodation is laid out over two levels, benefitting from many original period features throughout such as cornicing, picture rails, deep skirtings and fireplaces. The accommodation is versatile and extensive comprising: entrance vestibule, reception hall, wc/cloakroom, bright, spacious south facing lounge, dining room/bedroom 4 and well-proportioned kitchen with integrated hob, oven and extractor hood. Upstairs there are three generously proportioned bedrooms and a fully tiled shower room with instant shower. Outside there is a garden to the front with lawn and border. The rear garden is fully enclosed and is laid with a paved patio area and lawn. Benefits include double glazing and gas central heating.

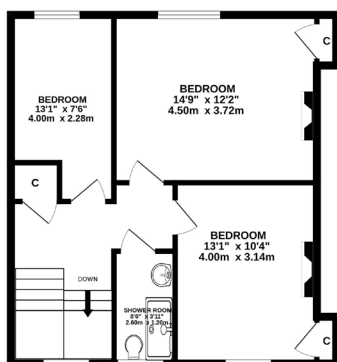
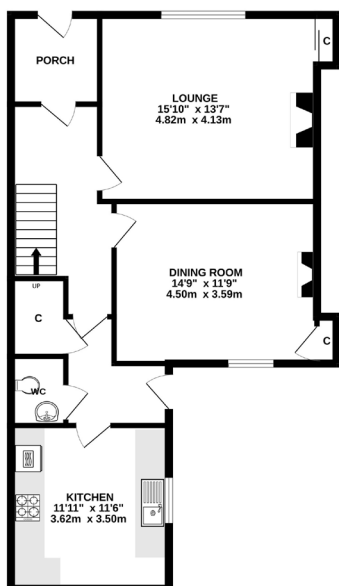
This is a potentially lovely home which will appeal to buyers seeking a project to create a traditional style home with lots of space for the family to enjoy. It can only be appreciated by viewing, and this is highly recommended.

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



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.