



lindsays

3/L 107 Clepington Road
Dundee, DD3 7NU

"A bright and spacious top floor flat with lovely views"

- Hallway
- Lounge/Dining Room
- Breakfasting Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Shared Garden Area

EPC Rating D

OFFERS OVER £105,000



Description

Located in a very popular residential area of Dundee this is a lovely spacious flat and will be an ideal opportunity for a first time buyer or investor. The property is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all fitted floorcoverings along with the integrated washing machine, oven and hob and freestanding fridge freezer in the kitchen.

The accommodation is accessed through the well maintained mutual close and you will find a delightful dual aspect lounge with views out to the River Tay and back across the city. The sizeable kitchen offers ample floor and wall units and has room for a table and chairs. There are two double bedrooms with the main room benefitting from triple wardrobes with both hanging space and shelving. The bathroom with shower over the bath completes the accommodation.

Externally at the rear of the building is a well maintained shared garden area. Ample parking is available on Clepington Road.

This upper flat has a lovely feeling of space and we highly recommend viewing to fully appreciate.

Area

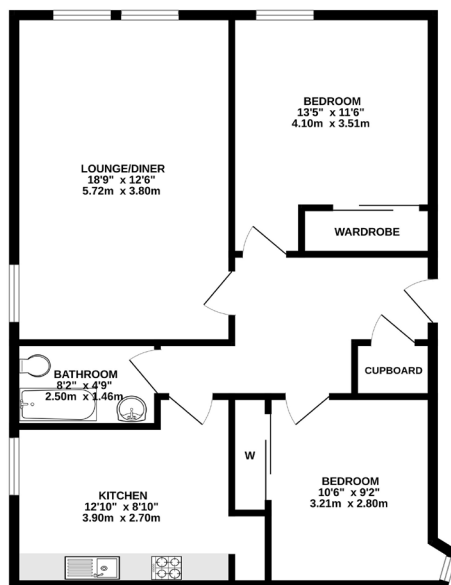
Clepington Road is a popular area of Dundee and close to all local amenities and bus routes. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a 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



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineer and other professionals shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Microsoft Visio

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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.