



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —



## 118A Clepington Road, Dundee, DD3 7SY

Offers Over **£70,000**



- Ground Floor Flat
- 4 Flats in Block
- Front Garden
- Combi GCH;  
UPVC DG; Entry Phone
- Lounge
- Kitchen
- Double Bedroom
- Shower Room



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## 118A Clepington Road, Dundee, DD3 7SY

This GROUND FLOOR FLAT is situated in a well maintained block of four flats with an easily maintained and enclosed front garden. The flat benefits from combi gas central heating and quality replacement UPVC double glazed windows but would benefit from internal upgrading and modernisation. Entry phone access. There are large, open grass areas to the rear and on street car parking outside the flat. Excellent bus services close by and with easy access onto the Kingsway.

### ENTRANCE HALL

Storage cupboard housing combi gas central heating boiler. Entry phone.

### LOUNGE

A good sized lounge with large double glazed window overlooking the front garden.

### KITCHEN

Fully fitted with beech finish wall and base units and granite effect worktops with matching splash backs. Space for gas cooker. Extractor filter. Space for upright fridge freezer. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Tile effect vinyl flooring. Window overlooks rear gardens. Extractor fan.

### DOUBLE BEDROOM

Window overlooks the front garden. Built in double wardrobe with mirror sliding doors.

### SHOWER ROOM

Vanity unit with wash hand basin. Toilet. Large glazed corner shower compartment with electric instant shower. Vinyl flooring. Opaque window. Extractor fan.

### FRONT GARDEN

Easily maintained front garden enclosed by railings.

### MUTUAL AREAS

Rear grass drying situated within a large open plan south facing grass area.

### LOCATION

East of top of Provost Road.

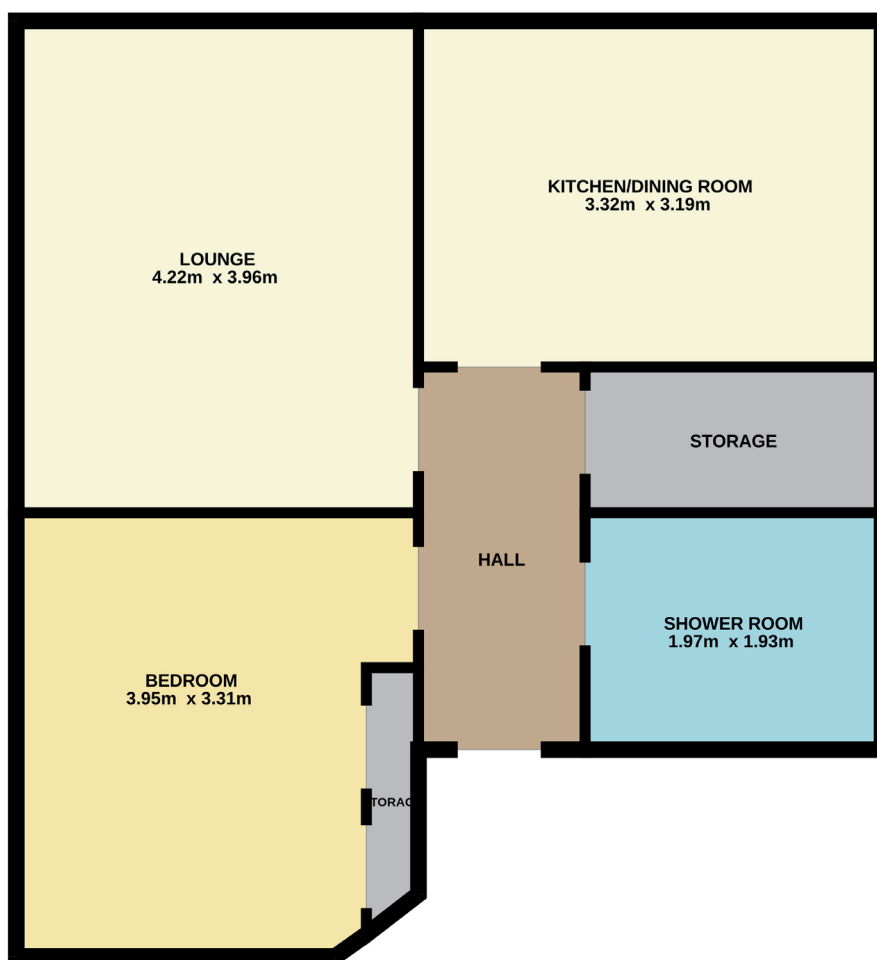
### EPC – C

HOME REPORT VALUATION - £70,000





GROUND FLOOR  
51.0 sq.m. approx.



These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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