



242, 2R Clepington Road, Dundee, DD3 8BJ
Offers Over £80,000

Contact Solicitors for an
appointment to view or telephone
seller direct outwith office hours
07804015423

Chamber Practice 



Great opportunity to purchase this bright and airy one bed second floor flat located on the popular Clepington Road with its many local amenities and excellent public transport links. Dundee City Centre is within easy reach and the Kingsway, with its main arterial routes, is a short distance from the property.

Accommodation comprises: hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with ornate cornice, attractive fireplace and wall lights; galley style kitchen fitted with base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, free standing fridge freezer and washing machine; fully tiled shower room with W.C., wash hand basin and shower enclosure housing electric shower; and double bedroom with ample space for free standing furniture and walk in wardrobe, which would be ideal for use as a home office.

The property is in good decorative order throughout and would make an ideal starter home. Early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen with White Goods**
- **Shower Room**
- **Double Bedroom**
- **Double Glazing**
- **Under Floor Heating**
- **Shared Drying Green**
- **Move in Condition**
- **Ideal 1st Time Buy**

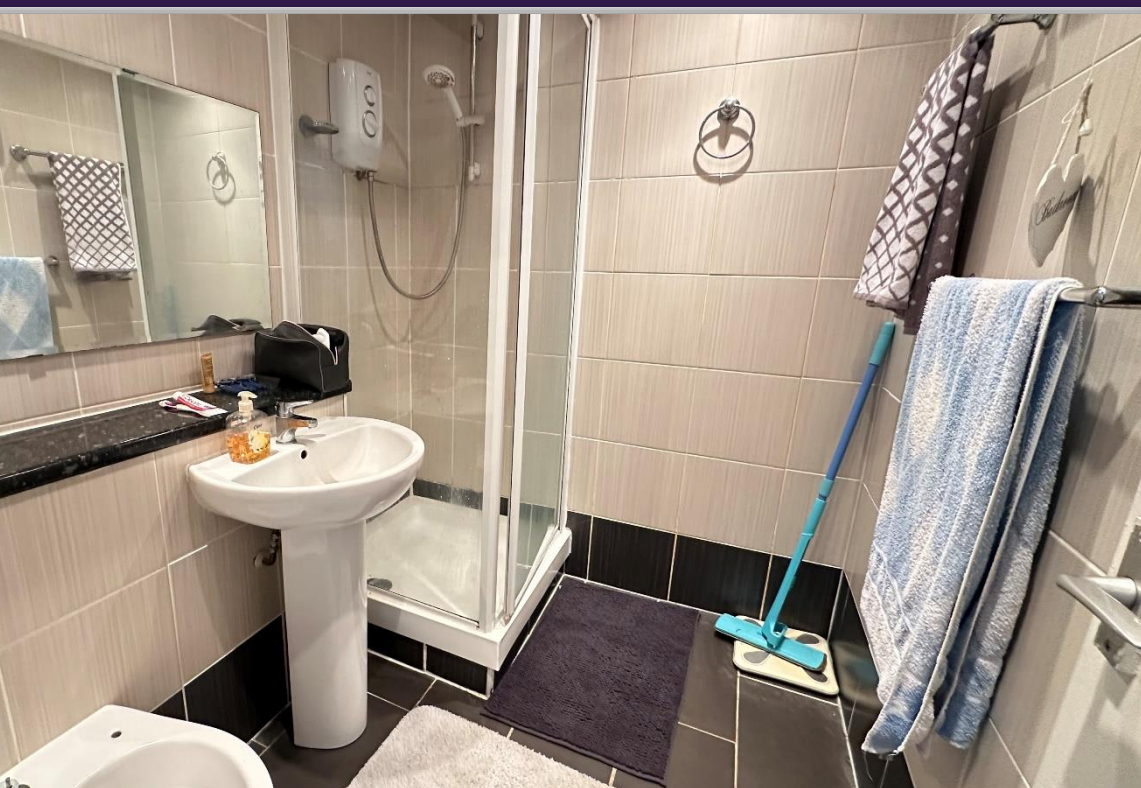


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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



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Dundee: 01382 203000

Brechin: 01356 622289

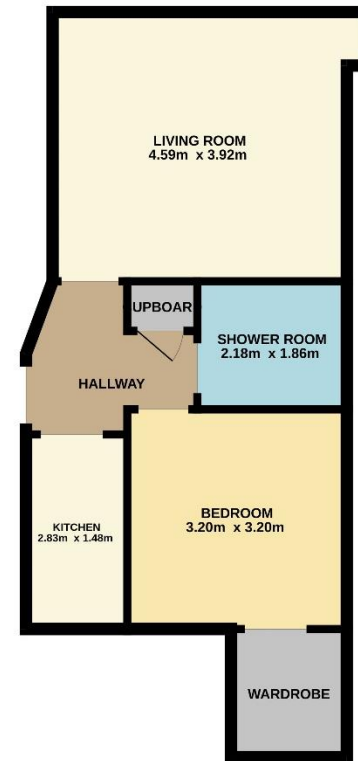
Cupar: 01334 658222

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43.4 sq.m. approx.



TOTAL FLOOR AREA: 43.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, light fittings, window blinds where fitted, integrated hob and oven, fridge freezer and washing machine (no warranties given).

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