



**319, 3/R Clepington Road,
Dundee, DD3 8BD
Offers Over £125,000**

Contact Solicitors for an
appointment to view or contact owners direct
outwith office hours
07969161089 or 07917890099

Chamber Practice 



- **Popular Location**
- **Lounge with Bay Window**
- **Kitchen with White Goods**
- **Bathroom**
- **2 Double Bedrooms**
- **DG & GCH**
- **Period Features**
- **Well Maintained Communal Drying Green**
- **Many Nearby Amenities**
- **Move in Condition**
- **Ideal 1st Time Buy/Buy to Let Investment**

Fantastic opportunity to purchase this spacious two bed top floor flat within a well maintained traditional tenement located on the popular Clepington Road with its array of 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.

The subjects are in ready to live in condition and benefit from generously proportioned rooms, period features, double glazing, gas central heating, upgraded electrics and smoke alarms, Worcester Boiler (installed 2022, still under Warranty) and fresh décor throughout.

Accommodation comprises: hallway with connecting doors to all rooms; bright and spacious lounge with bay window, ornate cornice and ceiling rose, fireplace and recessed display shelving with storage below; galley style kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, slot in electric cooker, under counter fridge and washing machine and rear facing window with lovely views towards the Sidllaws; fully tiled bathroom with W.C., wash hand basin and bath with mains fed shower over; and two double bedrooms with built in wardrobe/storage facilities. Externally there is a well maintained communal drying green to the rear.

This particular property would make an ideal first time buy or buy to let investment and early viewing is highly recommended.



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.

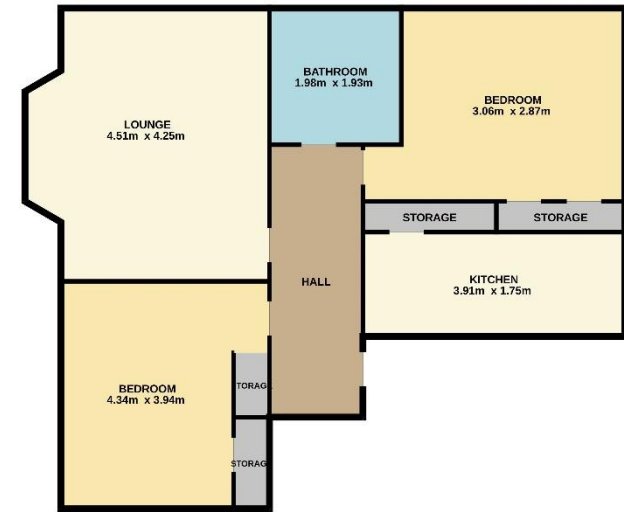
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently 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.





73.0 sq.m. approx.



TOTAL FLOOR AREA: 73.0 sq.m. approx.
 While every attempt has been made to ensure the accuracy of this floor plan, Chamber Practice does not accept liability for any errors or omissions. The floor plan is for information only and does not constitute an offer of any property. The property is sold as seen and the buyer should verify the details of the property before completion. The property is sold as seen and the buyer should verify the details of the property before completion. The property is sold as seen and the buyer should verify the details of the property before completion. The property is sold as seen and the buyer should verify the details of the property before completion.

Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, electric cooker, under counter fridge and washing machine.



Chamber Practice

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