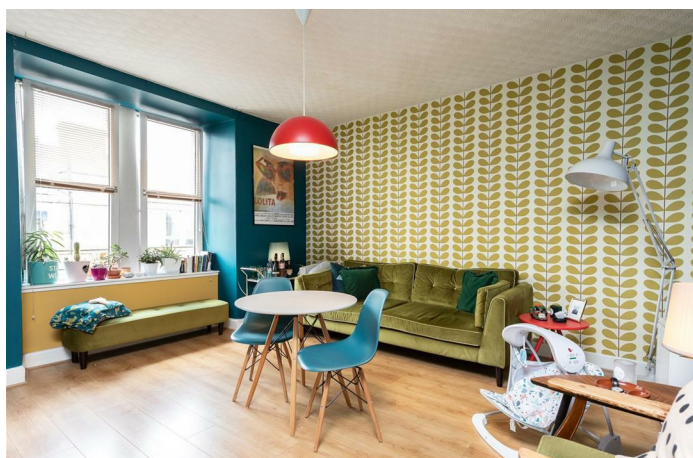


Simple Approach



Flat 3/R, 107 Clepington Road, Dundee

Angus DD3 7NU

Offers over £79,995

Simple Approach are delighted to welcome this very well presented; third floor, two-bedroom flat on Clepington Road to the Dundee residential market. Ideally placed to take advantage of the numerous amenities available in the City Centre just seconds away. This stunning apartment has been stylishly designed and boasts spacious accommodation throughout, comprising; a bright and spacious lounge, a modern fitted kitchen, two sizable bedrooms with useful fitted storage space and an attractive shower room. This property enjoys sought after features such as eclectic panel heating, being close to all local amenities and having ample on street parking available. Clepington Road is the perfect purchase for any first time buyer or investor looking for a well located property in good move in condition throughout.

Lounge

13'7" x 14'1" (4.15 x 4.30)

Bathroom

7'9" x 4'8" (2.38 x 1.44)

Bedroom

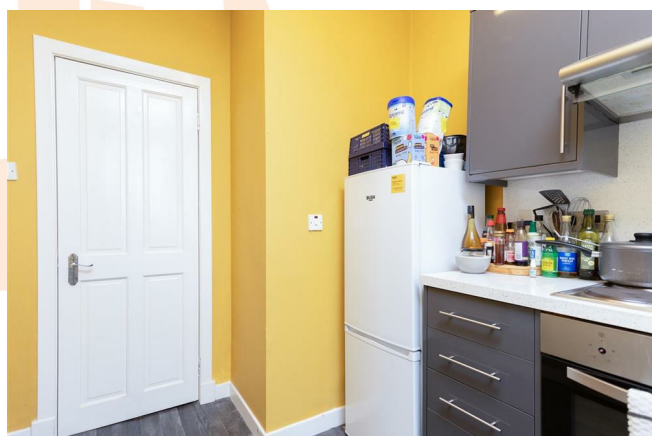
9'6" x 9'3" (2.92 x 2.83)

Kitchen

10'7" x 7'0" (3.25 x 2.15)

Bedroom

11'8" x 13'8" (3.56 x 4.17)

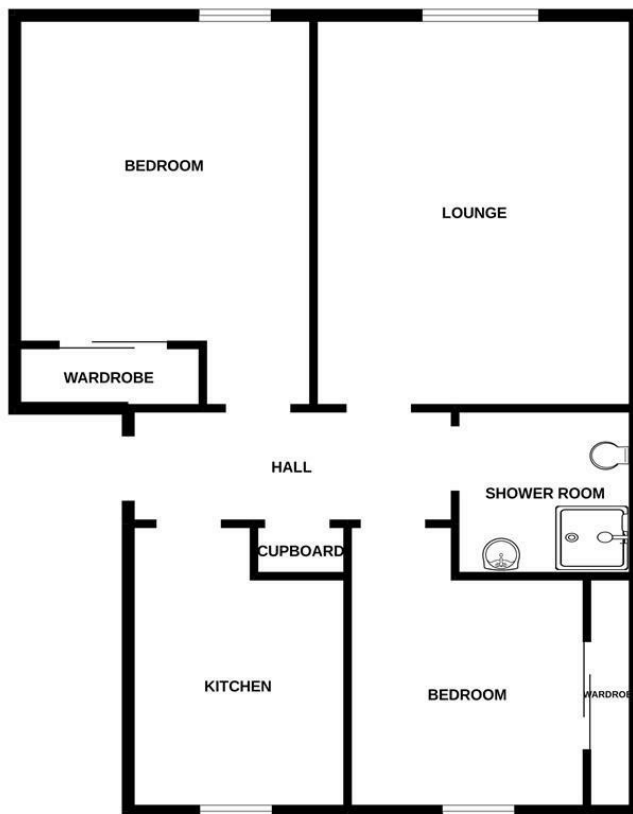




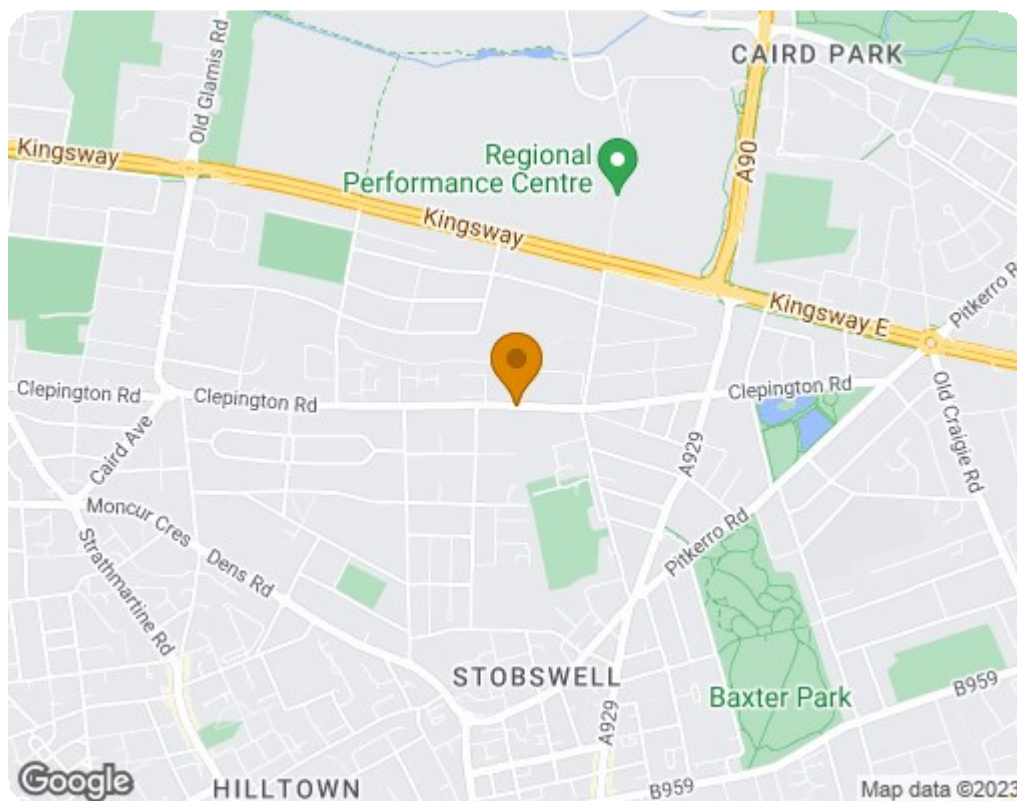
- Very Well Presented Third Floor Throughout
- Modern Fitted Kitchen
- Desirable Location
- 2 Generous Bedrooms
- Electric Panel Heating
- Spacious Accommodation
- Stylish Lounge
- Ample On Street Parking



THIRD FLOOR



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. Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	36
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	