

Simple Approach



**37 Clepington Road, Dundee
DD4 7EL**

Offers over £214,995

37 Clepington Road, Dundee, DD4 7EL

This is an exceptional opportunity to purchase an ideal family home situated in a highly sought after location. This stunning property is located directly opposite Stobsmuir Park – commonly known as Swannie Ponds, overlooking its two ponds, large rose garden and park. 37 Clepington Road is a perfect vantage point for enjoying plentiful wildlife activity from the many ducks, geese and swans which return annually to a long established nest on the island which is in full view of both front bedrooms in the house. This location is also a short walk away from the large Baxter Park. In all seasons of the year the house's position provides a peaceful, relaxing outlook over the park along with ice skating in winter.

This impressive family home enjoys comfortable accommodation set across two sizeable floors comprising of; an entrance vestibule, a grand hallway, a bright front facing lounge, a downstairs shower room, dining room and a good-sized kitchen with a pantry. Upstairs the property enjoys three generous bedrooms, a study / store room and a family bathroom. This fantastic home has ample potential and would be the perfect purchase for any buyer looking for a great renovation project.

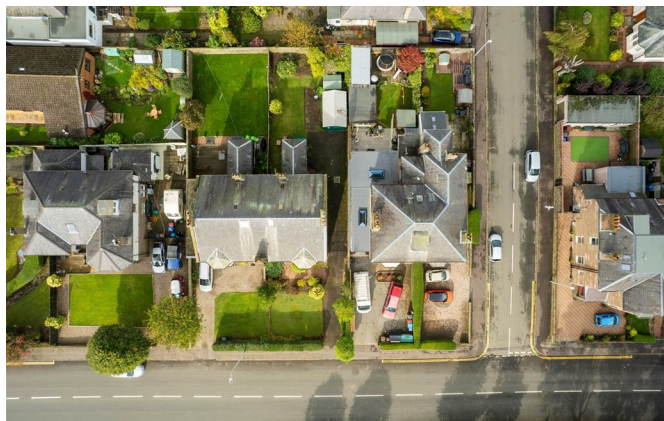
Externally the property sits on an impressive plot of land, enjoying well maintained gardens to the front and rear of the property with the rear garden being fully enclosed and very private. The property further benefits from a large private driveway leading to a single garage.

This home is offering all the living space required families in todays market, any first time buyer or mature couple seeking as much space as possible in one of Dundee's most desirable locations, sought-after for its family-friendly qualities, without compromising locality to amenities found nearby and in Dundee City Centre just a short drive away. Viewing is absolutely essential to appreciate the overall size, stunning period features and truly beautiful location on offer here at Clepington Road.

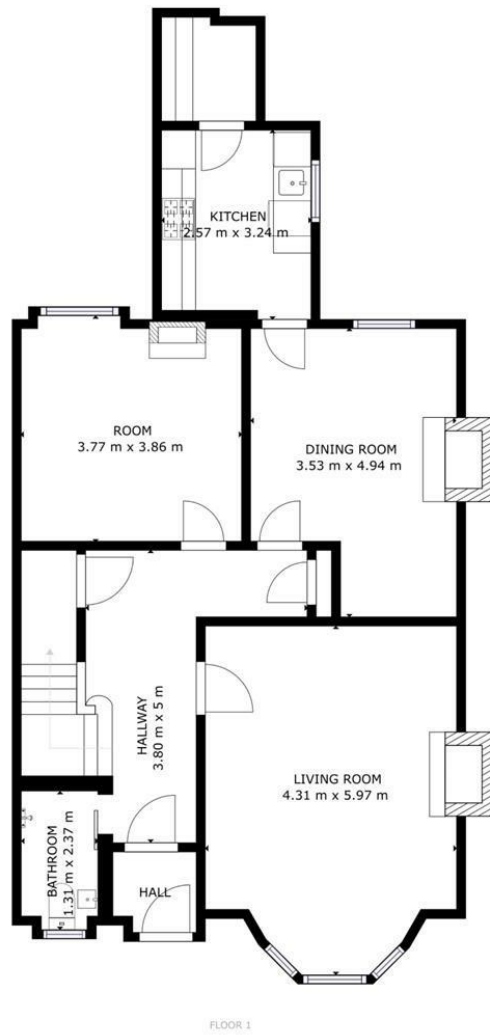




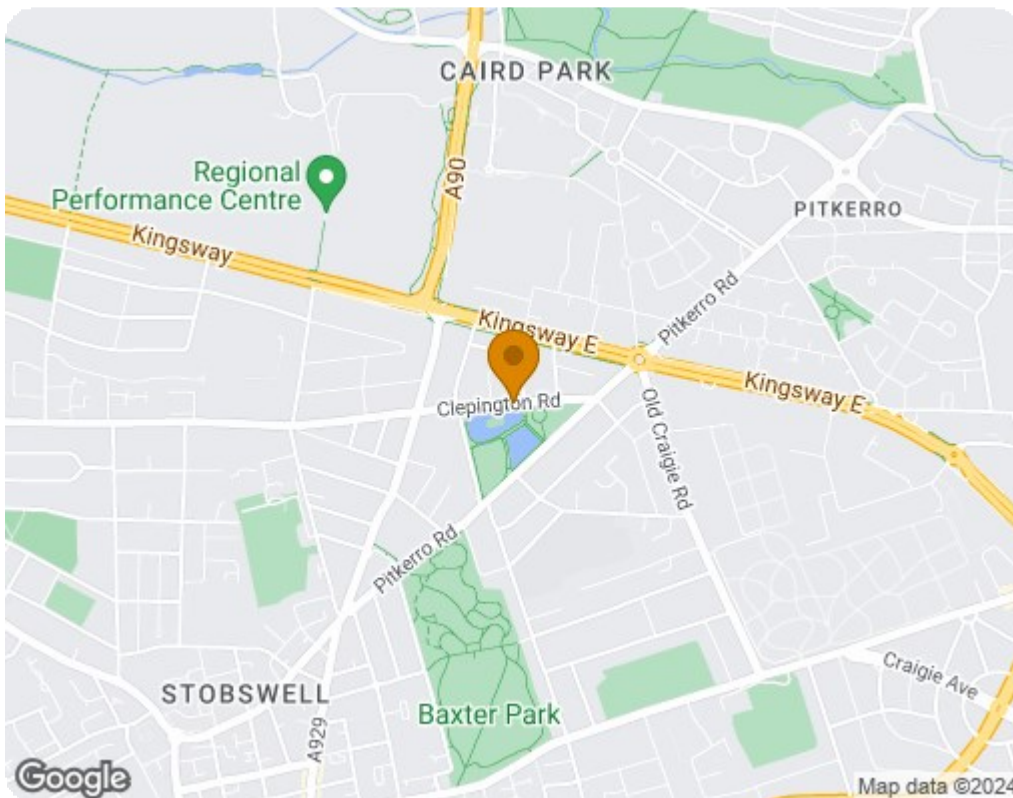
- Fantastic Renovation Project
- Located Directly Opposite Stobsmuir Park
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing
- Impressive Semi Detached House
- Excellent Family Home
- Well Maintained Front & Rear Garden
- Spacious Accommodation Throughout
- Picturesque Views
- Private Driveway



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Brighthook.



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

Scotland EU Directive 2002/91/EC