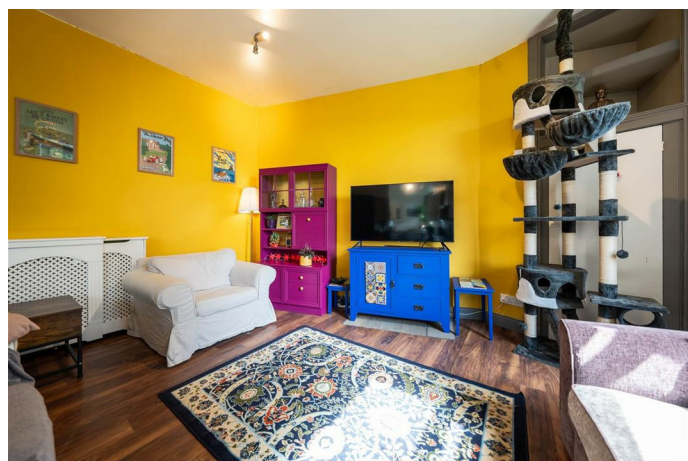


Simple Approach



**28, 1/R Clepington Road, Dundee**

**DD3 7NX**

**Offers over £112,950**



Simple Approach are delighted to welcome this very well presented, first floor flat on Clepington Road to the Dundee residential sales market. Ideally placed to take advantage of the numerous amenities right on your door step or in the city centre, just minutes away. This lovely property offers spacious accommodation and comes to the market in move in condition, comprising a welcoming entrance hallway, a stylish open plan kitchen / lounge, three generous bedrooms and a family bathroom. Clepington Road enjoys modern comforts such as gas central heating (with a newly fitted boiler), double glazed windows and ample on street parking to the front. This appealing property due to its size and excellent location lends itself to a wide range of buyers, including first time buyers, families or investors seeking a well located flat set within a highly sought after area in Dundee. Viewing is essential to appreciate the fantastic property on offer here at Clepington Road, Dundee.

### Lounge

16'0" x 15'3" (4.89 x 4.67)

### Kitchen

9'0" x 5'6" (2.76 x 1.69)

### Main Bedroom

11'11" x 11'1" (3.65 x 3.39)

### Bedroom Two

11'8" x 6'8" (3.57 x 2.04)

### Bedroom Three

8'4" x 17'0" (2.55 x 5.20)

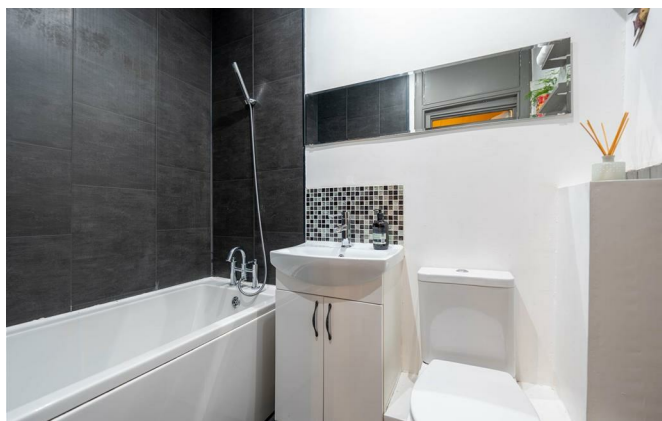
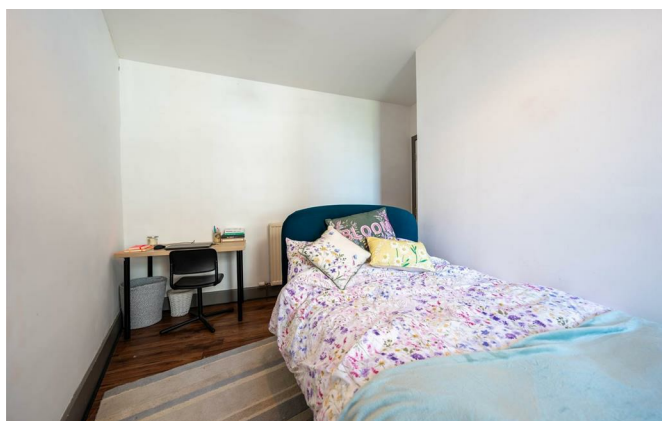
### Family Bathroom

6'11" x 4'10" (2.11 x 1.49)



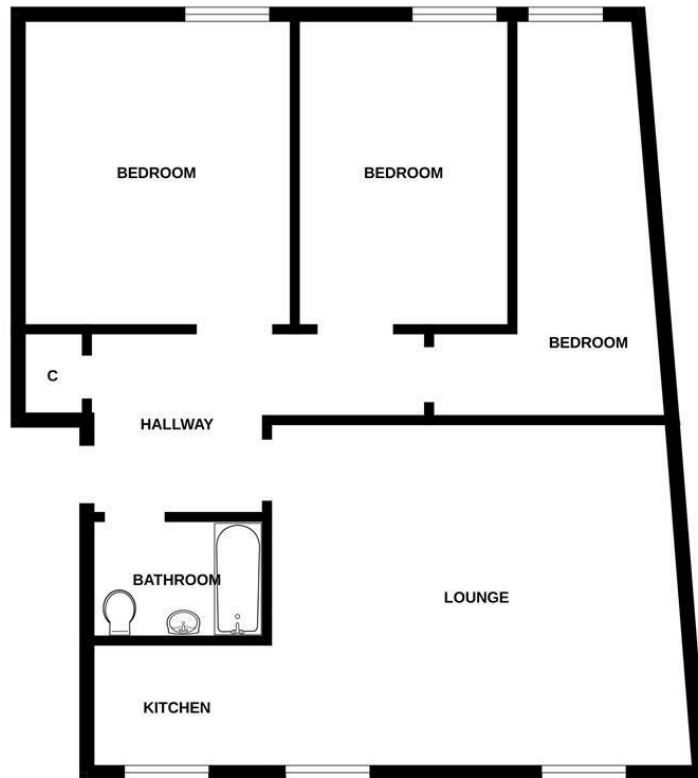


- First Floor Flat
- Well Presented Throughout
- Highly Sought After Location
- Three Generous Bedrooms
- Gas Central Heating (Newly Installed Boiler)
- Ample Street Parking
- Stylish Open Plan Kitchen / Lounge
- Double Glazed Windows

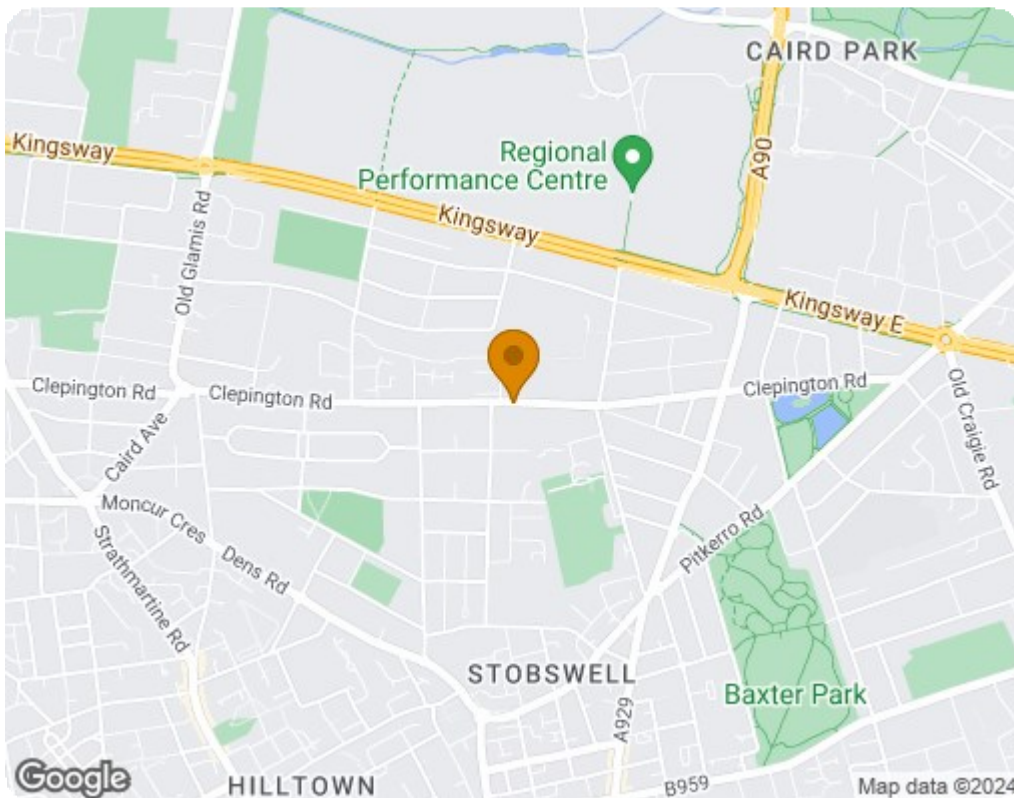




FIRST FLOOR



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.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Scotland** EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland** EU Directive 2002/91/EC