



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

108D Clepington Road, Dundee, DD3 7SX

Offers Over  
£90,000



*"A Great Opportunity To Buy This Upper Flat In A Popular Location"*

Accommodation: Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Secured Entry, Mutual Gardens.



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# 108D Clepington Road, Dundee, DD3 7SX

## Description

A great opportunity to purchase this upper floor flat which forms part of a terraced block of four individual flatted dwellings.

This spacious flat offers comfortable living space and practical benefits include double glazing, gas central heating and secured entry.

The accommodation comprises a spacious hallway with 2 large walk-in storage cupboards, lovely bright lounge with feature built fire surround served by gas fire, fitted kitchen with a range of wall and base units, gas cooker and fridge freezer, 2 double bedrooms both benefitting from fitted wardrobes and bathroom with three piece white suite and electric shower over bath.

Externally there is a shared drying green. Parking is available on street close by.

## Area

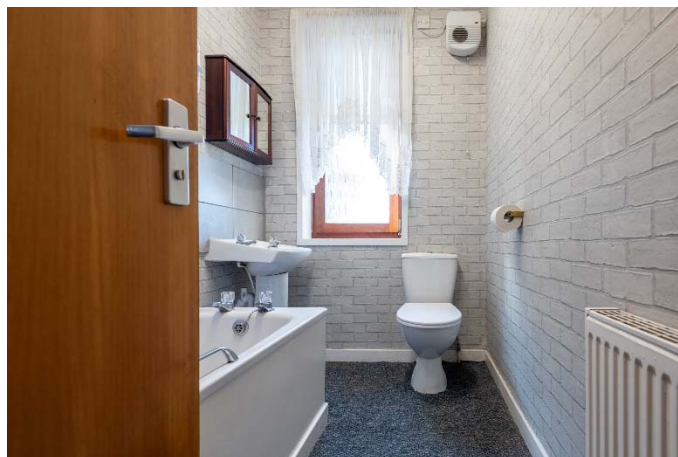
Situated close to the heart of the city and close to a wide range of restaurants, theatres, bars and shopping facilities. Clepington Road has always been a popular area and is only 1 ½ miles north of Dundee City Centre. Dundee and Abertay Universities are within easy reach, as are the railway and bus stations. There is easy access to the main roads leading to Perth, Aberdeen and Fife.

## Included

Carpets, floorcoverings, window blinds where fitted, all appliances. **(No warranties are given)**



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## Viewing

Contact Solicitors for an appointment to view on 01382 206000.

## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	13'9" x 13'6"
Kitchen	10'2" x 7'10"
Bedroom 1	13'7" x 11'9"
Bedroom 2	10'3" x 9'9"
Bathroom	8'1" x 5'1"



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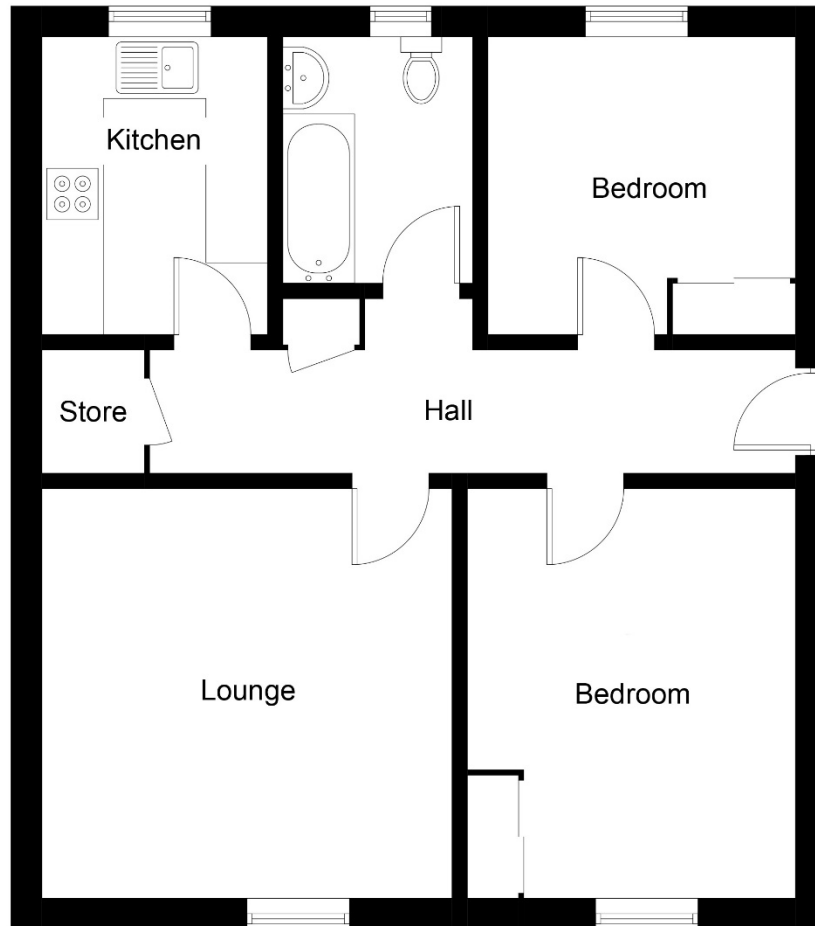


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127238)



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