



MML Law

MMLLAW .CO. UK

MMLLAW .CO. UK

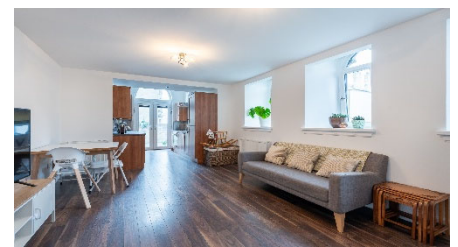
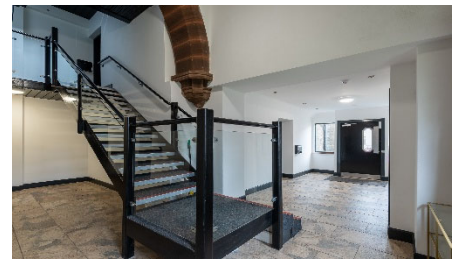
01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

Flat A, 329 Clepington Road, Dundee, DD3 8BB

Offers Over
£160,000



***"Spacious Modern Ground
Floor Flat"***

Accommodation: Entrance Hall, Open Plan Lounge/Dining/Kitchen, 2 Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Secured Entry, Burglar Alarm, Private Parking Space, Mutual Garden Ground.



DUNDEE CITY | ANGUS | FIFE

Flat A, 329 Clepington Road, Dundee, DD3 8BB

Description

MML are delighted to offer to the market this beautifully presented, ground floor apartment forming part of the converted Fairmuir Church on Clepington Road.

This deceptively spacious Ground Floor Flat, which was converted circa 2015 to a high standard. Retaining many original features throughout including stonework and window openings, whilst all the benefits of a modern property.

The communal Reception area has security entry, decorative stonework and arches with contemporary staircase to the upper floors.

The Entrance Hallway is generously proportioned, with all accommodation leading off and large storage cupboard. The Lounge affords comfortable living space with three windows to the front, allowing ample natural daylight. There is also space for dining table and chairs. The Lounge is open plan to the kitchen. The Kitchen is fitted with a wide range of modern base, wall and drawer units with co-ordinating worktops and splashback tiling. There is an integrated oven, hob, extractor hood and fridge freezer. Free standing washing machine. There are two feature windows to either side and French doors to the exterior. Two good sized double bedrooms.

The Bathroom completes the internal accommodation and comprises a modern white suite incorporating w.c., wash hand and bath with shower over with wet-wall panelling, fitted vanity storage units.

The property benefits from gas central heating, double glazing, quality wood effect flooring, modern fittings and spacious accommodation throughout. Burglar alarm and Secured Entry System.

This is an excellent opportunity to purchase a modern home with period features and will suit the needs of a variety of purchasers. Viewing is highly recommended to fully appreciate the accommodation on Offer.

Outside

To the front and west side of the building are open mutual lawns and there is a mono block shared driveway leading to the parking bays. The space for this property is directly to the side of the kitchen and there are additional visitor spaces.



Flat A, 329 Clepington Road, Dundee, DD3 8BB

Included In Sale

All carpets and floor coverings, light fittings, window blinds, free standing washing machine and wardrobes in both bedrooms.

Area

Local amenities are nearby including shops and primary and secondary schools. The City Centre, Ninewells Hospital and the Kingsway bypass are only a short drive away and there is a regular bus service nearby.

Viewing

By appointment through Solicitor on 01382 206000.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge/ Dining	17'8" x 11'4"
Kitchen	10'5" x 7'3"
Bedroom 1	16'2" x 10'7"
Bedroom 2	11'3" x 9'9"
Bathroom	8'11" x 6'8"



Flat A, 329 Clepington Road, Dundee, DD3 8BB



MML Law

DUNDEE CITY | ANGUS | FIFE

Flat A, 329 Clepington Road, Dundee, DD3 8BB

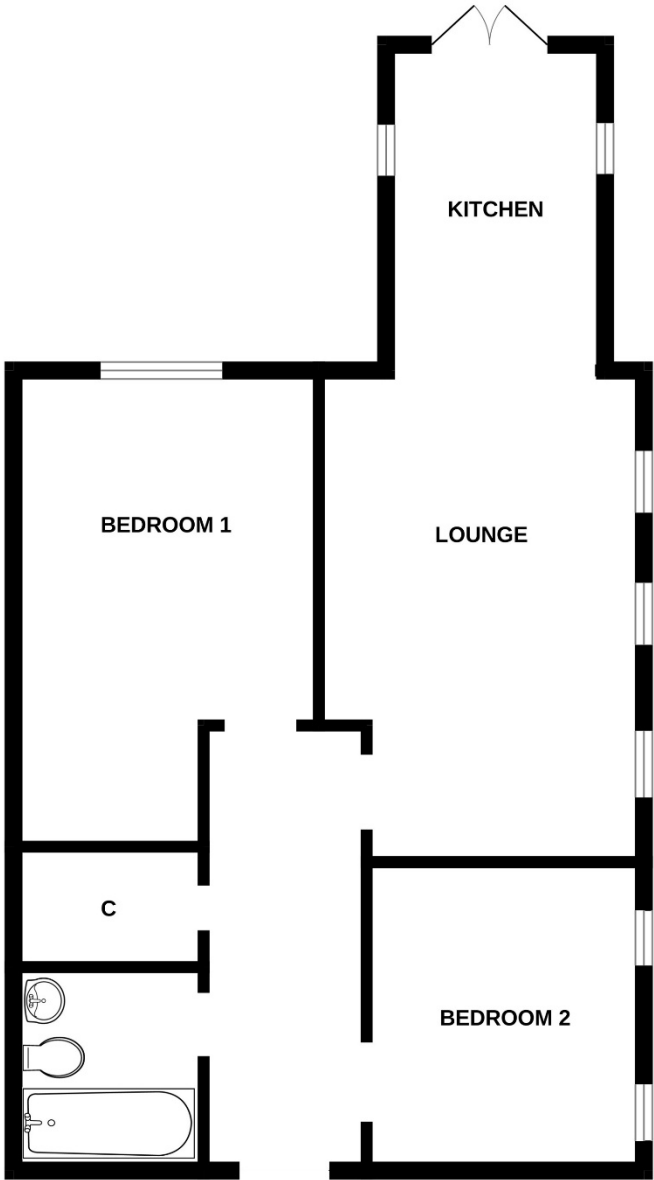


MML Law

DUNDEE CITY | ANGUS | FIFE

Flat A, 329 Clepington Road, Dundee, DD3 8BB

GROUND 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 ©2026



MML Law

DUNDEE CITY | ANGUS | FIFE



MML Law

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk

DUNDEE CITY | ANGUS | FIFE