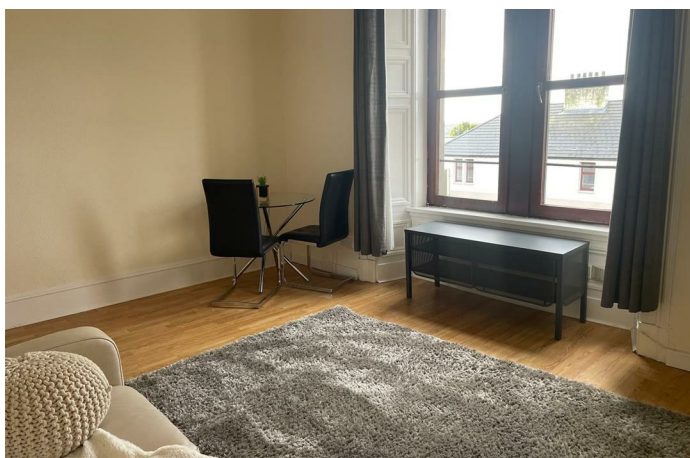


Simple Approach



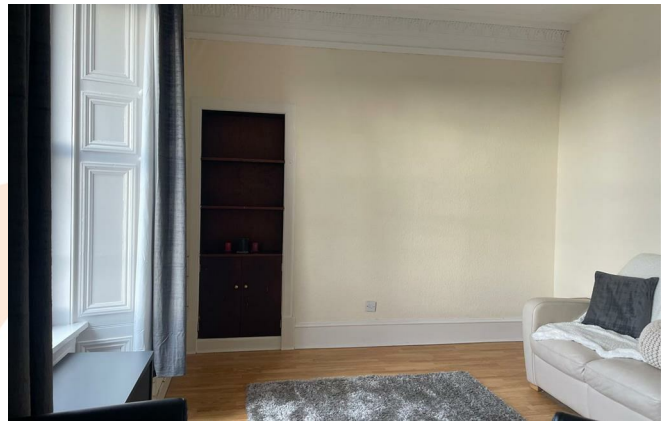
**3/2, 317 Clepington Road, Dundee
DD3 8BD**

Offers over £69,995

Simple Approach are delighted to welcome this spacious top floor flat to the Dundee residential sales market. Set within an ever desirable location, Clepington Road is ideally placed to take advantage of the numerous amenities right on your door step or in Dundee City Centre, just minutes away. This lovely property comes to the market in good move in condition throughout and offers spacious accommodation.

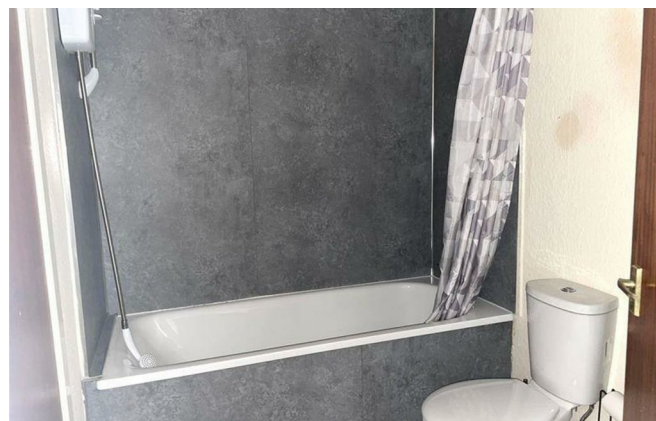
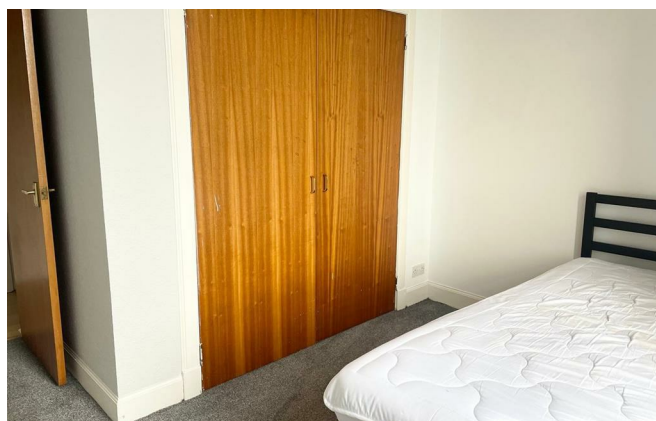
Comprising a welcoming entrance hallway, a bright front facing lounge with large windows allowing for plentiful natural light to flood the room, a modern kitchen, one generous bedroom with large fitted wardrobes and a bathroom with shower over bath facility. Practical attributes include electric heating, double glazing and ample on street parking to the front of the property.

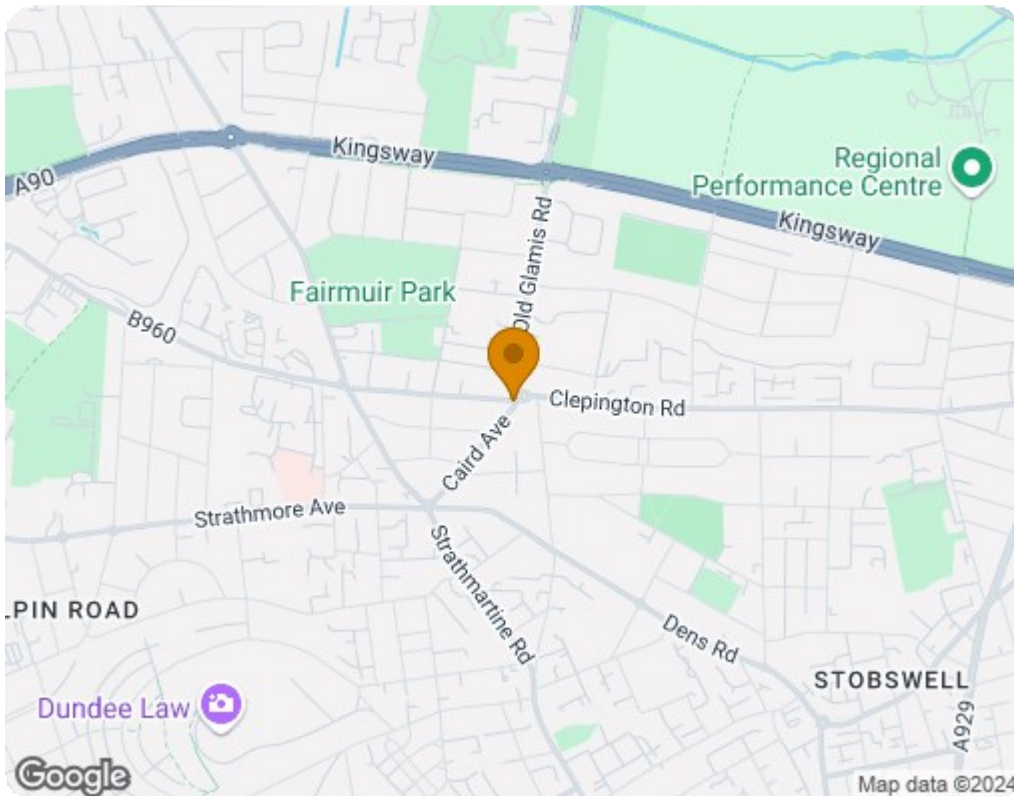
Due to its size and excellent location, Clepington Road lends itself to a wide range of buyers, including first time buyers, investors or couples. Viewing is essential to appreciate the overall fantastic property on offer.





- Top Floor Flat
- Spacious Front Facing Lounge
- One Generous Bedroom
- Electric Heating & Double Glazing
- Modern Kitchen
- Ample On Street Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	32	
(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