

Simple Approach



**297A Clepington Road, Dundee
DD3 8BD**

Offers over £132,995

Located in a popular residential area of Dundee, this beautifully presented upper-floor flat on Clepington Road offers an excellent opportunity for buyers seeking space, style, and convenience. Boasting two well-proportioned bedrooms, this home is perfect for first-time buyers, professionals, or small families. The property features a bright and spacious lounge, ideal for relaxing or entertaining, with large windows that allow plenty of natural light to flood the room. The good sized kitchen is well-equipped with ample storage and workspace. The two generous bedrooms provide comfortable living with a substantially sized master bedroom adding to this homes appeal. The bathroom completes the interior of this home.

Additionally, the property benefits from gas central heating ensuring warmth and energy efficiency throughout the year. Located in a well-connected area, the flat is within easy reach of local shops, schools, and transport links, making commuting and daily errands effortless. With its blend of space, modern comforts, and outdoor living, this property is an excellent choice for those looking for a move-in-ready home in Dundee. Early viewing is highly recommended to fully appreciate all this fantastic property has to offer.

Lounge

13'0" x 16'2" (3.98 x 4.95)

Kitchen

9'7" x 9'4" (2.94 x 2.87)

Back Porch

4'1" x 4'11" (1.26 x 1.51)

Bedroom One

12'7" x 13'0" (3.85 x 3.98)

Bedroom Two

7'10" x 10'10" (2.40 x 3.32)

Bathroom

5'10" x 8'9" (1.79 x 2.67)



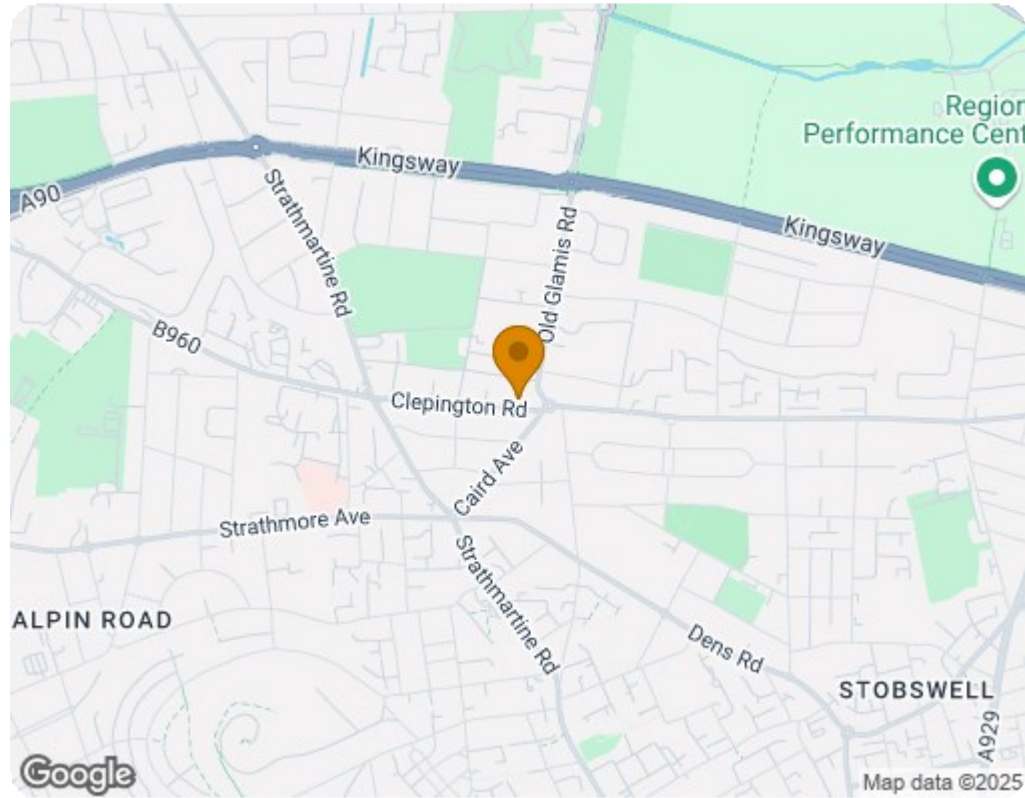


- Well Presented Upper Floor Flat
- Large Floored Attic Space
- Gas Central Heating
- Two Bedrooms
- Bright Front Facing Lounge
- Ample On Street Parking
- Good Sized Kitchen





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) A		
(81-91) B		
(69-80) C	68	75
(55-68) D		
(39-54) E		
(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	64	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		