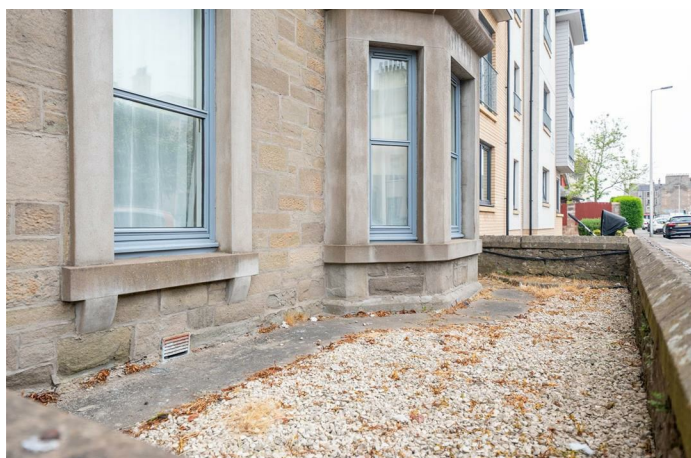
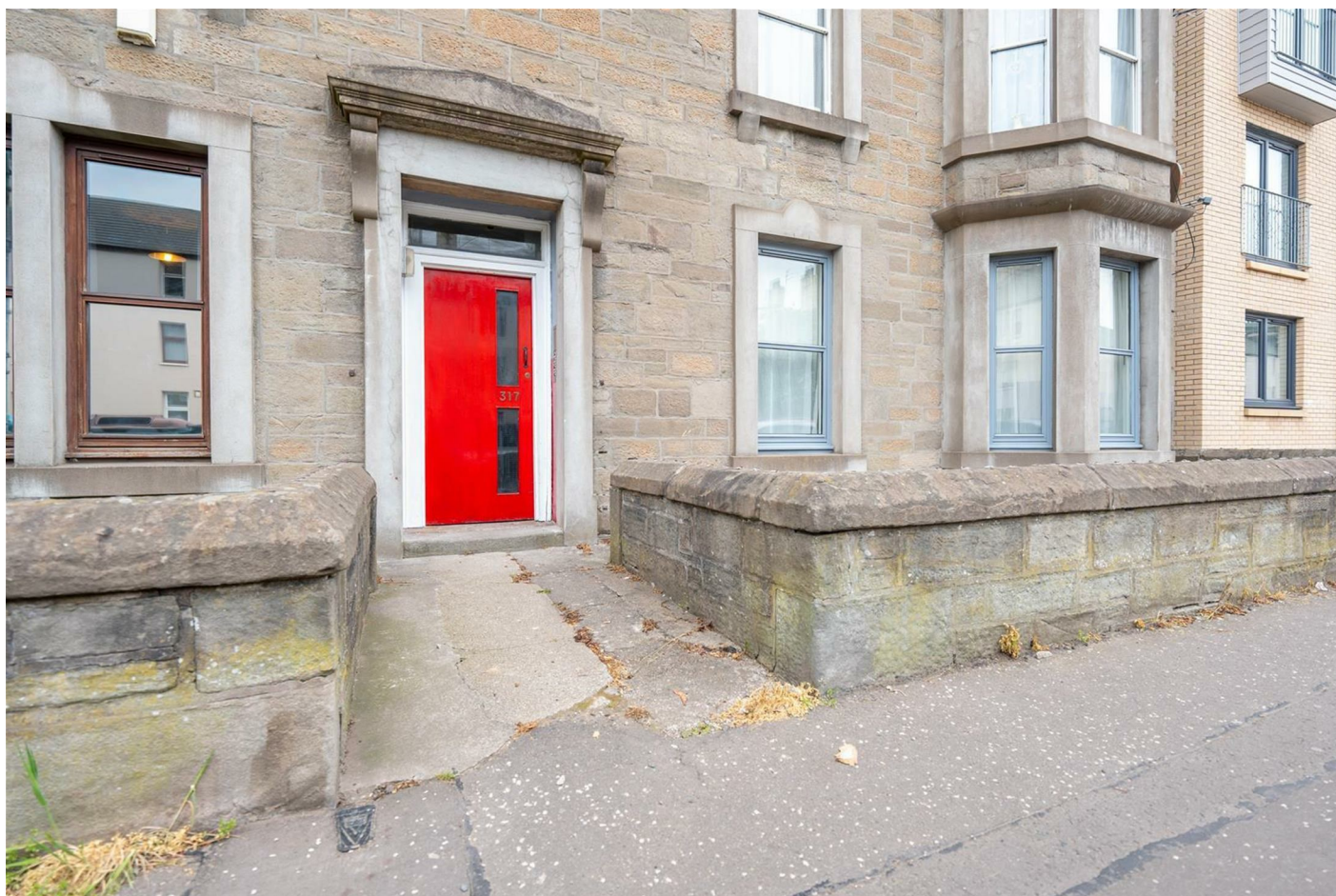


Simple Approach



**317, GR Clepington Road, Dundee
DD3 8BD**

Offers over £84,995

Simple Approach are delighted to welcome this spacious ground 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 set across one accessible floor.

Comprising a welcoming entrance hallway, a bright front facing lounge with feature bay windows and ornate cornicing, a fitted kitchen, two generous bedrooms and a bathroom with shower over bath facility. Practical attributes include gas central 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.

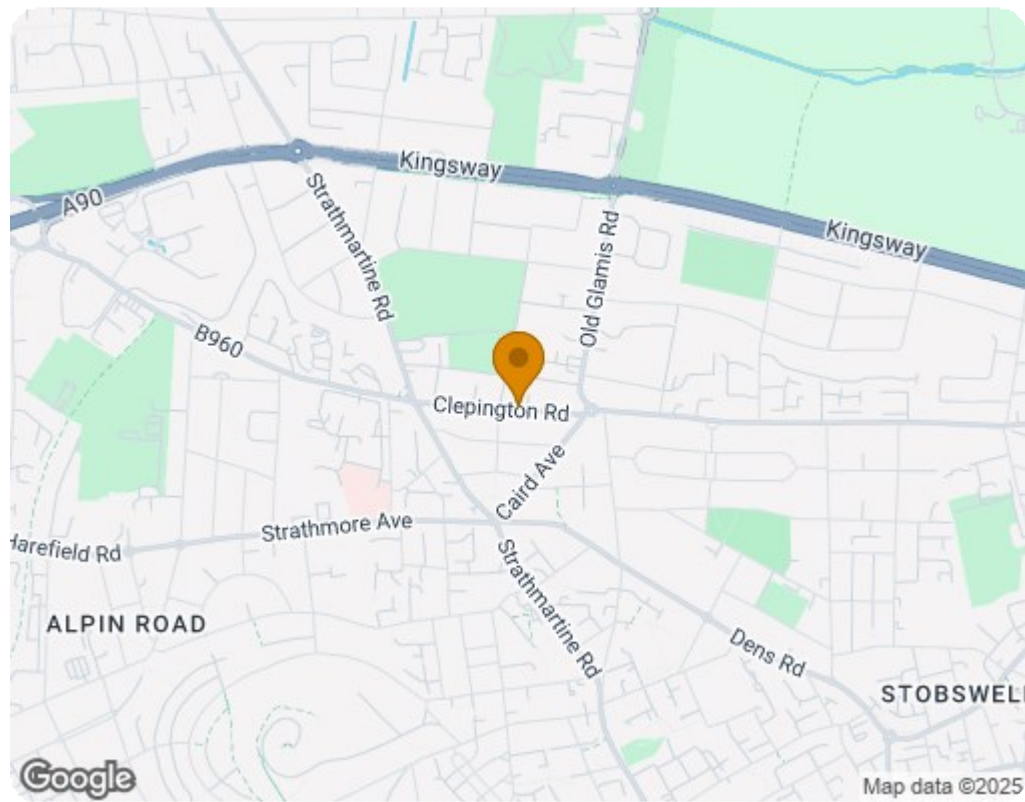
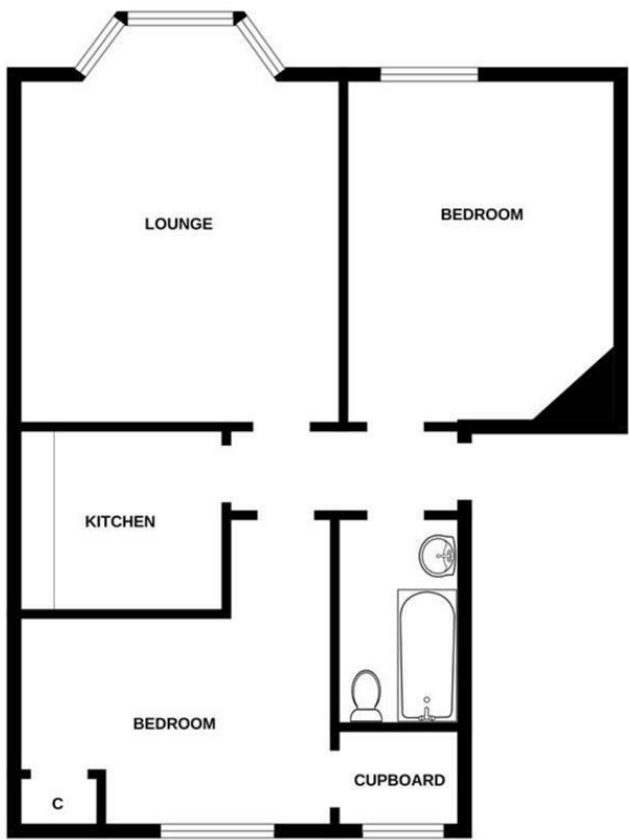




- Ground floor flat
- Gas central heating & double glazing
- Communal rear garden / drying green
- Two generous bedrooms
- Newly installed boiler
- On street parking
- Highly sought after location
- Ornate cornicing



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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		77
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		