



**Premier  
Properties**  
Perth



## 32 Clovis Duveau Drive, Dundee, DD2 5JB £900 Per Month

 2  1  1  C

The property comprises a bright and generously sized lounge, a fitted kitchen, two well-proportioned double bedrooms with built-in storage, and a contemporary bathroom. Benefiting from double glazing and gas central heating throughout, the flat provides comfortable living ideal for professionals, couples or small families.

Further benefits include residents' parking and well-maintained communal grounds, making this an attractive opportunity for those seeking a well-located home in one of Dundee's most desirable residential areas.

Property will be getting re-decorated following the current tenancy coming to an end.

Landlord Registration Number: 40533/180/24470

LARN1907010

Council Tax Band: C

EPC: C

Available July 2026





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	78	78	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC



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