




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

2/R, 130 Clepington Road

DUNDEE, ANGUS, DD3 7UD

2/R, 130 CLEPINGTON ROAD

DUNDEE, ANGUS, DD3 7UD

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city.

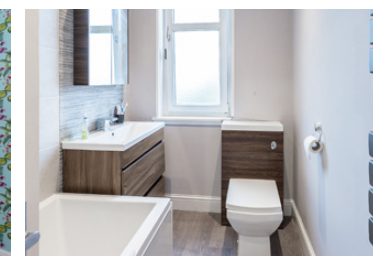
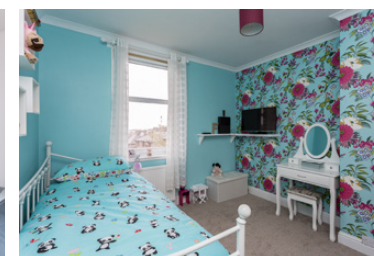
Dundee has two world-class universities, some excellent schools and a leading further education college, Ninewells Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.

We are delighted this beautifully presented two bedrooms top floor flat situated in close proximity to the town centre in an ideal spot for professionals, couples, investors and

first-time buyers. The property is in good decorative order throughout and comprises of a bright large lounge/dining.

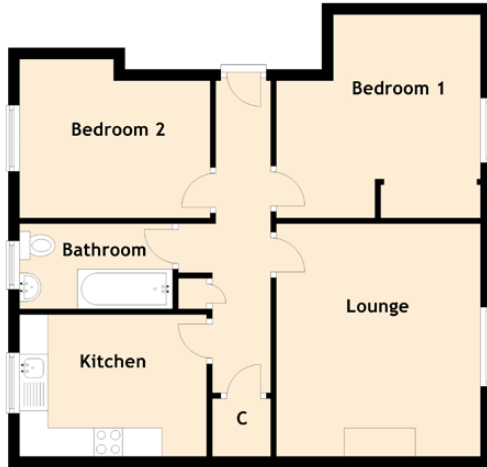
The modern kitchen is fitted with modern wall and base units with space for a small dining table and chairs. The bathroom is complementary tiled with a wc, basin, vanity units, bath and overhead shower. The master bedroom benefits from a fitted storage. The second double bedroom is tastefully presented and overlooks the rear of the property.

Externally, there is communal garden area and there is a secure door entry system. We highly recommend early viewing to appreciate the accommodation and location of the property.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen	3.30m (10'10") x 2.50m (8'2")
Lounge	4.60m (15'1") x 3.60m (11'10")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.36m (11') x 3.20m (10'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m2) : 65m² // **EPC Rating :** E

Extras (Included in the sale) : Floor coverings, light fittings and integrated appliances are included in the sale.



Part
Exchange
Available



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/ services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.