

# 2/R 325 Clepington Road

DUNDEE, ANGUS, DD3 8BB



SECOND FLOOR TWO BEDROOM TENEMENT FLAT  
WITH ELEGANT PROPORTIONS, GENEROUS LOUNGE,  
MODERN SHOWER ROOM AND PRACTICAL LAYOUT



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McEwan Fraser Legal is delighted to present this second-floor flat, which forms part of a traditional four-storey mid terraced tenement and offers well-balanced accommodation with a sense of elegance in both proportion and detail.

The entrance hallway provides access to all apartments and gives a good first impression of the space on offer. The lounge is generously sized with ample room for living and dining furniture, complemented by the scale and ceiling height typical of this style of property.







The kitchen is functional and neatly arranged, with space for everyday appliances and storage.







There are two well-proportioned bedrooms, suitable for a range of uses including home working. The shower room is fitted with a modern suite incorporating a shower enclosure and WC.





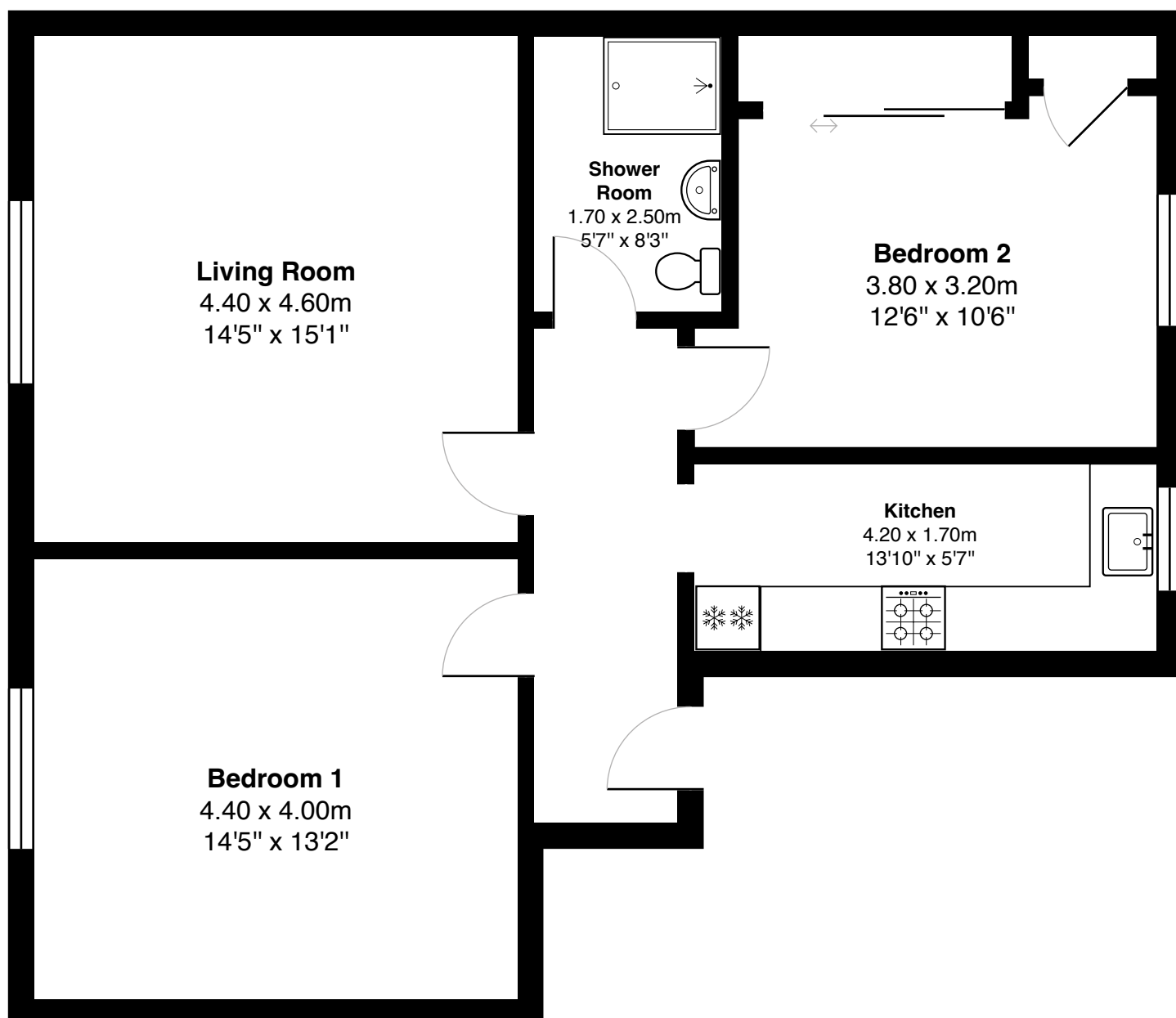


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C





Overall, the flat retains a calm, understated character and will appeal to buyers seeking a traditional layout with practical modern living.





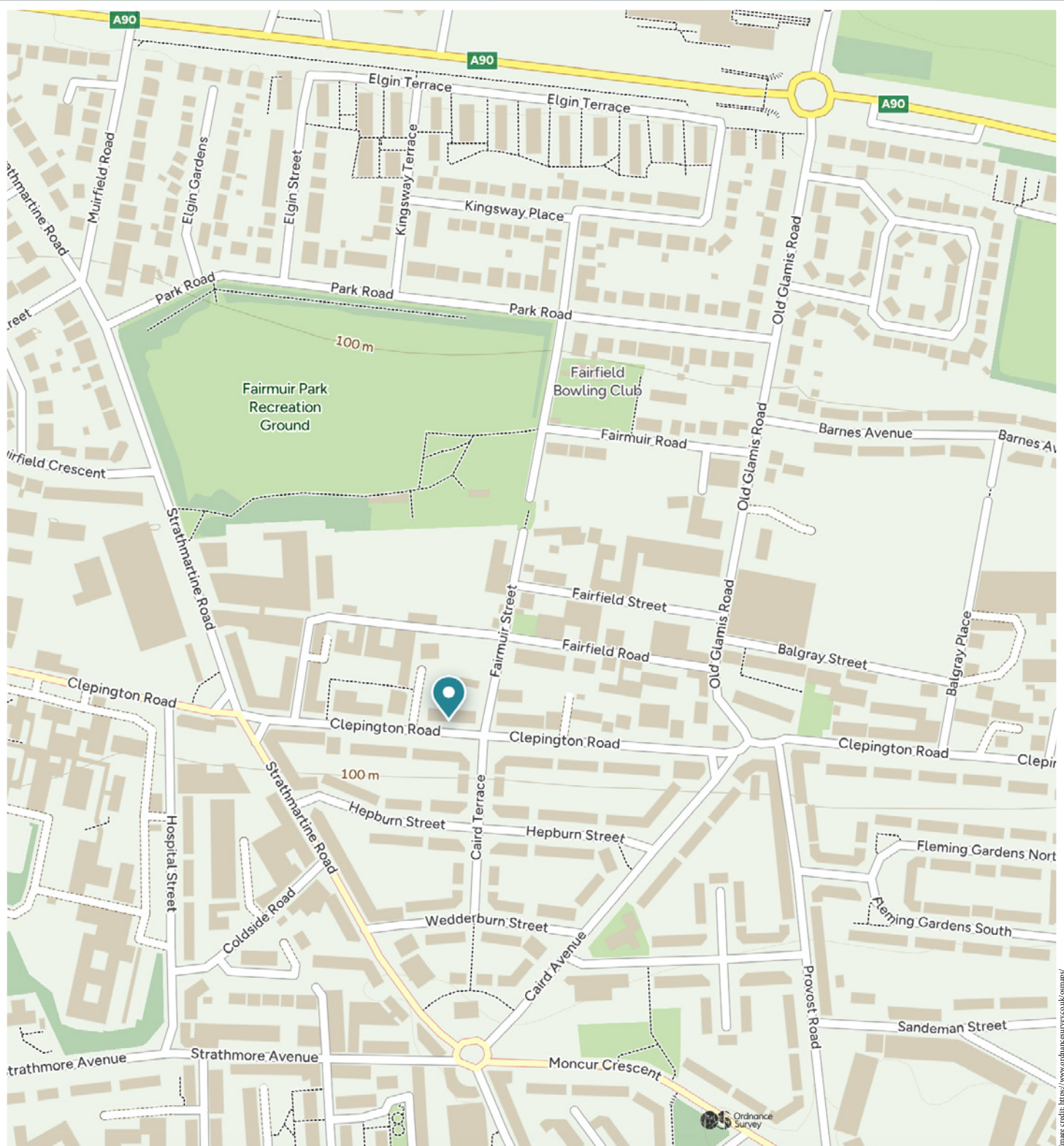


The property is situated within an established and predominantly residential area approximately two miles north of Dundee city centre. This location is popular with first time buyers, professionals and downsizers due to its balance of value, accessibility and community feel. Local shops cater for daily needs, with larger retail options available within a short drive or bus journey, including supermarkets and the Kingsway retail parks.

Dundee city centre offers a broad range of employment, leisure and cultural amenities, including the University of Dundee, Abertay University, Ninewells Hospital, the V&A Dundee and the waterfront regeneration. Regular bus services provide straightforward access to the city centre and surrounding districts, while road links connect efficiently to the Kingsway, A90 and wider Tayside area. Green spaces and riverside walks are also accessible nearby, supporting an active and balanced lifestyle.

## The Location





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