

Connelly Yeoman



2R 133 CLEPINGTON ROAD, DUNDEE, DD3 7PA

SECOND FLOOR APARTMENT



Key Features

- Spacious and well presented Second Floor Apartment
- Located in a popular residential area close to the local amenities and services
- Gas Fired Central Heating and Double Glazing, ample storage
- Mutual Drying Area to the rear of the building



OFFERS OVER
£105,000

Property Description

This attractive, bright and airy two bedroom SECOND FLOOR APARTMENT is ideally situated within a popular area of Dundee, close to the town centre and within easy reach of most amenities and services. The Apartment provides generously proportioned accommodation and benefits from Gas fired central heating and double glazing. On entering the property into the welcoming Hallway, there is access to two good sized double Bedrooms, full Bathroom with bath and separate shower, spacious Dining Kitchen and a generously proportioned Lounge with rooftop and some view towards the River Tay and beyond. Outside there is access to a mutual drying area and bin store.

This property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, 2 BEDROOMS AND BATHROOM

ENTRANCE HALLWAY:

Enter into the Hallway, with a cupboard housing the gas boiler, and another walk-in cupboard with light, water tank and electric fuse box. CH Radiator.

LOUNGE:

Approx. 12'2 x 18'4. A generously proportioned Lounge with a bay window which offers a nice open outlook over the rooftops towards the Tay and beyond. Ample space for furnishings, a feature fireplace with a wooden fire surround with inlay and hearth incorporating a Gas fire. CH Radiator.

DINING KITCHEN:

Approx. 10'8 x 15'4. The kitchen is fitted with base and wall mounted units with worktop surfaces incorporating a stainless steel sink and mixer tap. Tiled splashbacks and under-unit lighting. **Built-in stainless steel Electric Oven with grill (oven not working), Electric hob and stainless steel and glass extractor hood above. Microwave Oven included in the sale.**

Also included in the sale are the white goods. Plumbing and space for an automatic washing machine, space for a slim-line Dishwasher, and space for a fridge/freezer.

Ample space for a table and chairs. Rear-facing window. Tiled floor. CH Radiator.





BEDROOM 1:

Approx. 12'2 x 15'4. Spacious double bedroom with a front-facing window. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 2:

Approx. 12'6 x 11'5. Another good sized bedroom with a rear-facing window. Built-in triple wardrobes with shelving and hanging space, and sliding doors and a central mirrored door. Laminate flooring. CH Radiator.

BATHROOM:

Approx. 9'2 x 11'2. A spacious bathroom with a corner bath, WC., wash-hand basin which is incorporated within a vanity unit, and a separate shower cubicle housing an Electric shower. Wet wall finish in the shower area and wall tiling at the bath and vanity area. Tiled floor. Heated towel rail radiator. Rear-facing opaque glass window.



Property Professionals

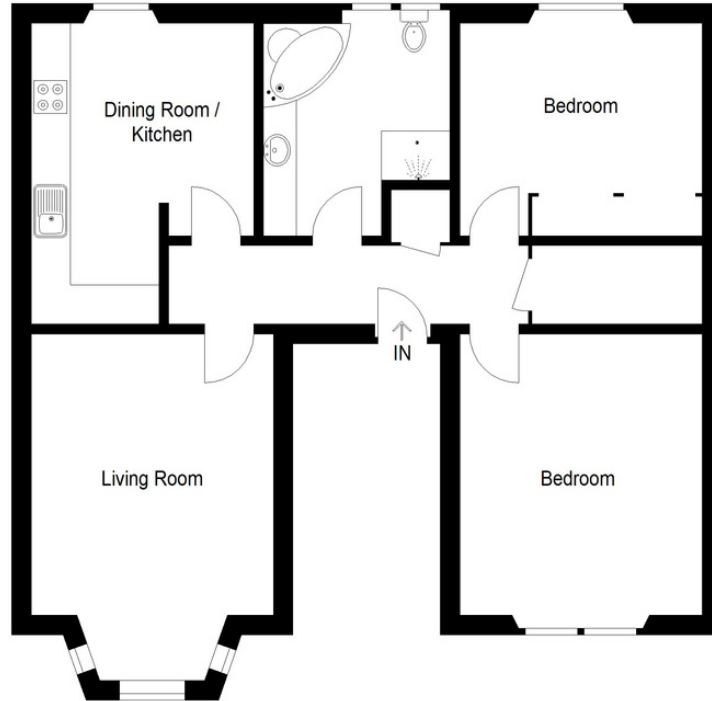
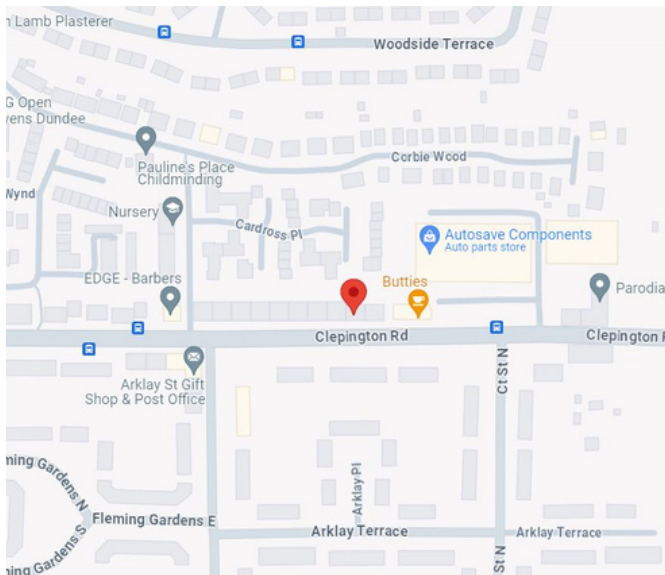


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