

Thorntons
The right way to move

313 Clepington Road, Dundee
DD3 8BD

2

4

2

EPC
D







Summary

This is an excellent opportunity to purchase a semi-detached villa located within a popular area within Dundee. The property comprises: generous sized lounge, second reception room, kitchen/dining, utility room, WC, bathroom, en-suite and 4 bedrooms. Externally, the property enjoys private garden grounds to both the front and rear. The rear garden provides ideal outdoor space for enjoying outdoor entertaining.

Features

- Semi-detached villa
- Lounge with traditional features
- Second reception room
- Kitchen/dining area
- Utility Room
- 4 Bedrooms
- Bathroom, En-suite & WC
- GCH & DG
- On-street parking
- Private front and rear gardens
- EPC D

Room Measurements

Lounge 18'0" x 13'2" (5.47m x 4.01m)
Sitting room 15'10" x 13'2" (4.83m x 4.01m)
Kitchen 13'5" x 13'1" (4.10m x 3.99m)
Dining/Bedroom 13'5" x 11'11" (4.10m x 3.64m)
Utility 13'1" x 6'9" (4.00m x 2.06m)
Bedroom 16'11" x 12'10" (5.15m x 3.90m)
Bedroom 16'11" x 9'10" (5.15m x 3.00m)
Bedroom 12'0" x 10'2" (3.67m x 3.10m)
Bathroom 11'6" x 8'6" (3.50m x 2.60m)
Ensuite 10'3" x 6'3" (3.13m x 1.90m)

Clepington Road is ideally placed for a wide range of local amenities including shops, schools. leisure facilities and excellent commuter transport links into Dundee City Centre and beyond.















Offering excellent potential for a variety of purchasers, including a variety of buyers. Early viewing is highly recommended.



Floorplan

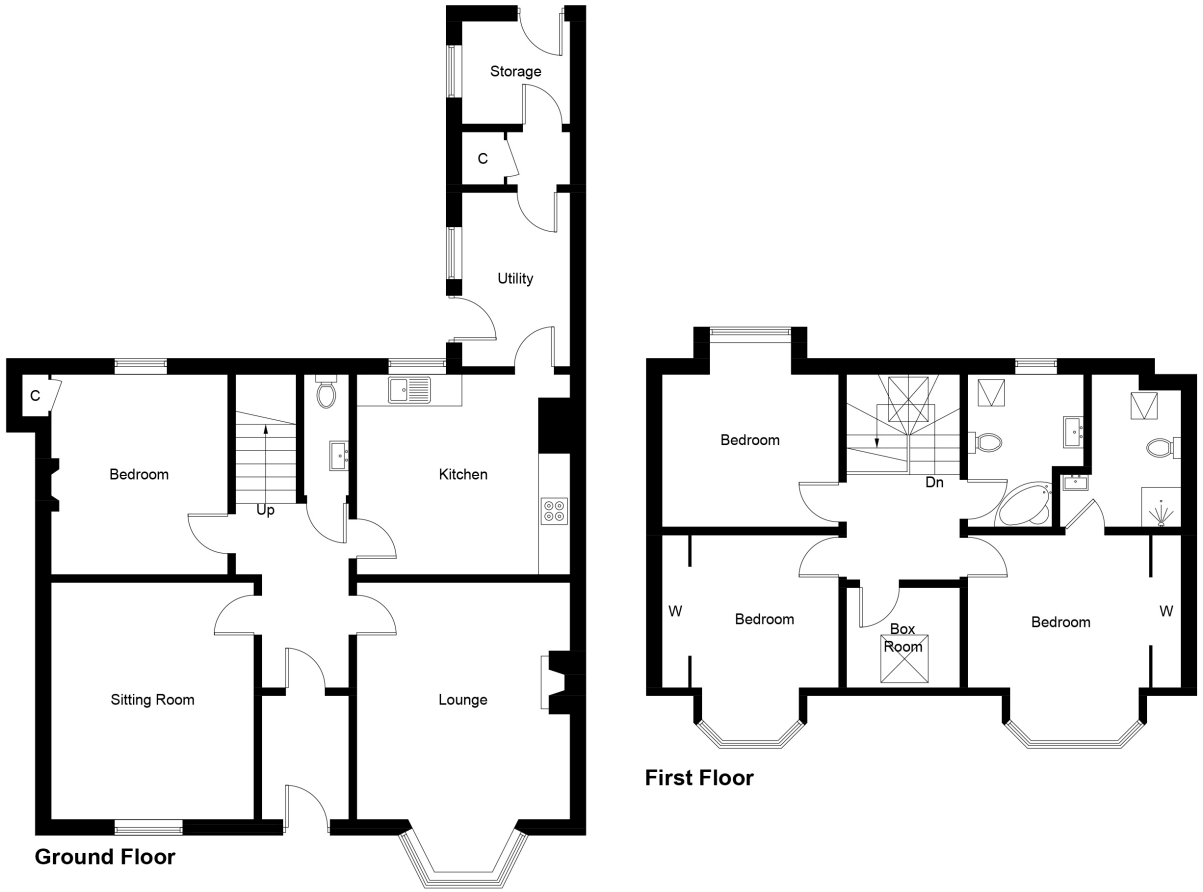

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333465)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons

The right way to move

100% TRANSPARENCY
Thorntons GUARANTEE
NO HIDDEN COSTS

Our Branches

ANSTRUTHER
5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH
Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG
3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH
Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR
49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE
Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR
53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH
7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS
Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS
19–21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland