



# Buy your next home with Next Home

Leading Perthshire Estate Agency

3/R 4 Clepington Street, Dundee, DD3 7PR

Offers Over £59,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3/R 4 Clepington Street, Dundee, DD3 7PR

Many thanks for your interest in  
3/R 4 Clepington Street, Dundee, DD3  
7PR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

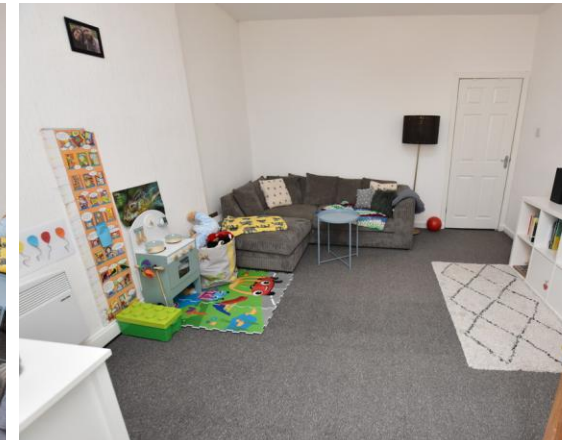
# About the area

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The property is situated within a popular residential area in the City of Dundee.

It is within close proximity of the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations.

There are also Primary and Secondary schools close by.



# Property summary

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We are delighted to bring to the market this immaculately presented and well-proportioned top floor ONE BEDROOM FLAT situated within a popular residential area.

The property is entered via a secure entry door system and the spacious accommodation comprises wide entrance hall: kitchen with white units, contrasting work surfaces, appliances, large storage cupboard and lovely views towards the river Tay: Bright lounge, again with views and space for dining: double bedroom with 3 fitted storage cupboards and bathroom with modern white suite, shower over the bath and partial Wet wall to the walls.

There is double glazing and electric heating throughout. Parking is available on street to the front.

Early viewing is highly recommended as this property would suit a range of prospective purchasers.



# Key property features

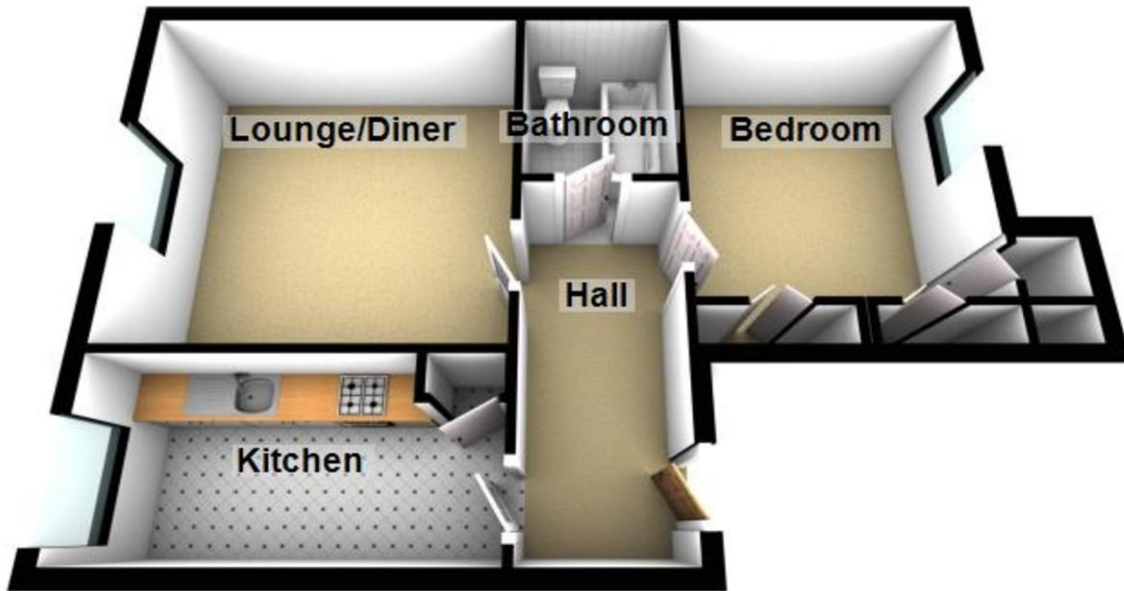
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- ✓ Immaculately presented
- ✓ Modern kitchen
- ✓ Bright lounge
- ✓ Double bedroom
- ✓ Bathroom with white suite
- ✓ Double glazing & electric heating
- ✓ Excellent storage
- ✓ Secure entry system
- ✓ Lovely front facing views
- ✓ On street parking



# Floorplans

Ground Floor





# Property Room Sizes

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HALL 9' 5" X 5' 1" (2.87M X 1.55M)

LOUNGE 13' 7" X 12' 1" (4.14M X 3.68M)

KITCHEN 13' 10" X 5' 3" (4.22M X 1.6M)

DOUBLE BEDROOM 11' 6" X 8' 2" (3.51M X 2.49M)

BATHROOM 7' 10" X 5' 7" (2.39M X 1.7M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

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