



**Premier
Properties**
Perth



32 Clovis Duveau Drive, Dundee, DD2 5JB
£950 Per Month

 **2**  **1**  **1**  **C**

The property comprises a bright and generously sized lounge, a fitted kitchen, two well-proportioned double bedrooms with built-in storage, and a contemporary bathroom. Benefiting from double glazing and gas central heating throughout, the flat provides comfortable living ideal for professionals, couples or small families.

Further benefits include residents' parking and well-maintained communal grounds, making this an attractive opportunity for those seeking a well-located home in one of Dundee's most desirable residential areas.

Landlord Registration Number: 40533/180/24470
LARN1907010
Council Tax Band: C
EPC: C

Available Mid - End June.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	78	78	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland



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