

Flat 2 8 Hazel Drive,
Dundee DD2 1QQ







Spacious ground floor, two bedroom apartment with allocated parking and attractive communal gardens

2 Bed | 1 Bath | 1 Reception

An excellent opportunity to acquire this two-bedroom ground floor apartment, forming part of a small and well-maintained development to the west of the city. Ideally located for easy access to Ninewells Hospital, Dundee's Universities and Colleges, and within convenient reach of the city centre, this property will appeal to a variety of purchasers including first-time buyers, professionals, downsizers and buy-to-let investors.

The accommodation comprises a welcoming entrance hallway with a large walk-in storage cupboard, a bright and spacious lounge, and a breakfasting kitchen with built-in cupboard providing additional storage space. There are two generous double bedrooms and a family bathroom fitted with an electric shower over the bath.

A particularly useful communal drying room is located within the secure communal close, providing additional convenience for residents.

Externally, the property enjoys beautifully maintained communal garden grounds and benefits from a designated parking space. Please note that a monthly factor fee is payable to cover the maintenance of the communal areas and gardening services.

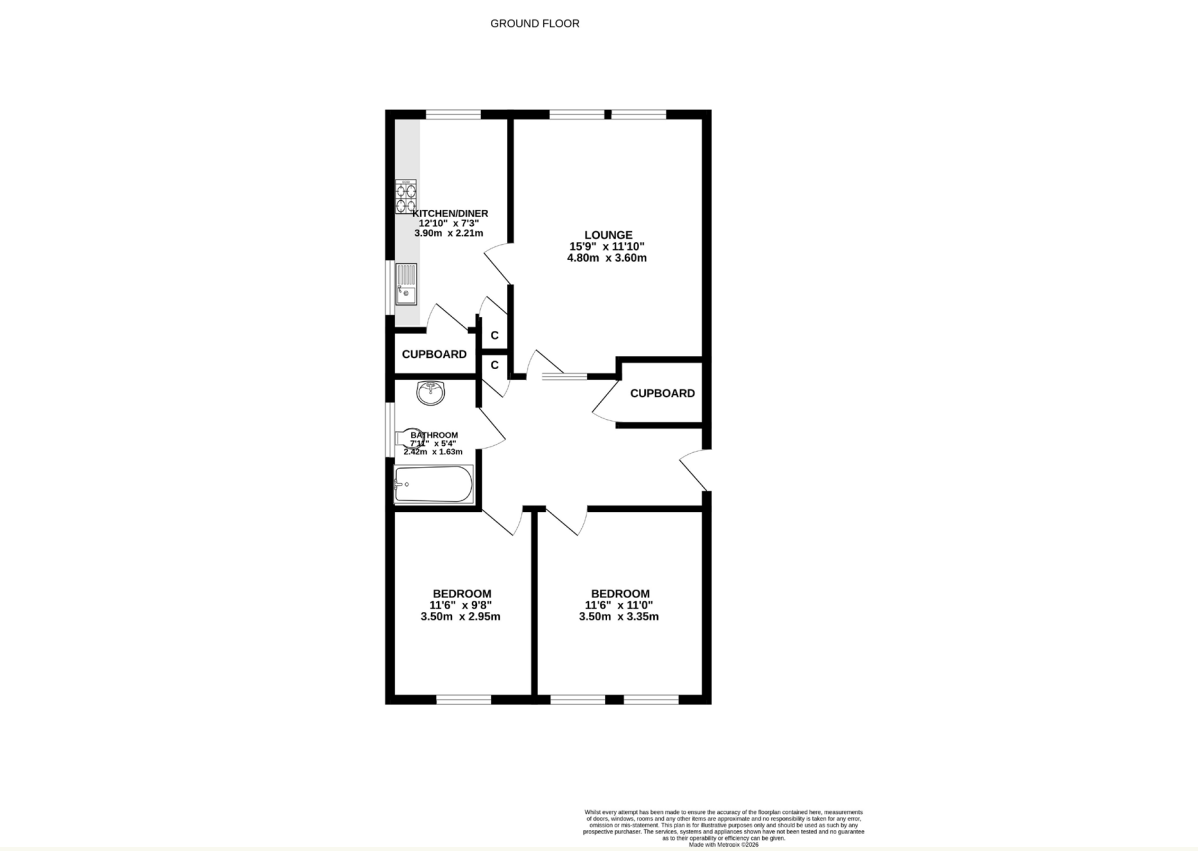
Further benefits include double glazing, electric heating, a secure entry phone system, and excellent storage throughout.

Situated in a highly sought-after location, this attractive apartment offers comfortable living in a convenient setting and is expected to generate strong interest.

Features

- Hall with large store off
- Bright and spacious lounge
- Breakfasting Kitchen
- Two Double Bedrooms
- Family Bathroom
- Double glazing
- Electric Heating
- Secure door entry system
- Communal Gardens
- Communal Drying Area
- Designated Parking
- EPC Rating E

Offers Over £155,000









Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.