






Offers Over £165,000



Flat E The Stables, 4 Hazel Drive,
Dundee, DD2 1QQ



- First Floor Flat
- Dining Kitchen
- Dbl Glaz, Elec Heat
- West End Location
- 2 Bedrooms
- Secure Entry Phone
- Living Room
- Bathroom
- Private Parking Space

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This is an attractive first floor flat affording comfortable and well appointed accommodation throughout. The property is particularly well situated within the West End of the city lying close to the excellent local amenities to be found within Perth Road. The subjects are also ideally located for easy communications to both Ninewells Hospital and Dundee University.

Access is via secure entry phone system with the accommodation comprising: hallway, spacious living room, well appointed dining kitchen, two bedrooms and bathroom. The living room is spacious and has a dual aspect with the kitchen featuring contemporary fitted wall and floor storage units with integral induction hob, oven and extractor. There is also a coordinating island with breakfast bar feature.





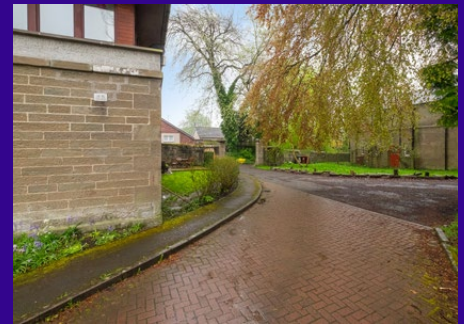
Accommodation (measurements are approx)

Living Room	5.30m x 3.81m	(17'5" x 12'6")
Dining Kitchen	5.08m x 3.17m	(16'8" x 10'5")
Bedroom 1	2.60m x 3.31m	(8'6" x 10'10")
Bedroom 2	2.69m x 2.61m	(8'10" x 8'7")
Bathroom	2.27m x 1.91m	(7'5" x 6'3")

The two bedrooms are well proportioned, both featuring fitted wardrobes, and the bathroom has a three piece contemporary suite along with extensive tiling and chrome heated towel rail. Electric heating is installed backed up by double glazing.

Further benefits include a designated private parking space.

This is an attractive and comfortable home making viewing essential.



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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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