



**7C Hazelwood House, Ellieslea Road,
Broughty Ferry Dundee, DD5 1JG
Offers Over £270,000**

HOME REPORT VALUE - £290,000

Viewings can be arranged
outwith office hours by
contacting the sellers direct on
07706486611 or 07989696983

Chamber Practice 



- **Highly Sought After Location**
- **Walking Distance of Central Broughty Ferry**
- **Vestibule & Hallway**
- **Lounge/Dining**
- **Dining Kitchen**
- **Stylish Bathroom**
- **3 Double Bedrooms**
- **Gas Central Heating**
- **Partial Double Glazing**
- **Period Features**
- **Private Gardens**
- **Lovely Communal Gardens**
- **Off Street Parking**
- **Excellent Family Home/ Downsize Property**
- **Absolute Move in Condition**

The Chamber Practice are delighted to bring to market this beautifully presented main door ground floor period apartment forming part of a converted former Victorian Mansion, set within beautifully maintained communal garden grounds. Situated in a peaceful location in the highly sought after seaside town of Broughty Ferry within walking distance all amenities including convenience stores, shops, boutiques, bars, restaurants, hair and beauty salons, Castle Green, harbour, beach front and rail station. The property is also located within the excellent school catchments of Eastern Primary and Grove Academy.

The subjects are in excellent decorative order throughout and benefit from modern fittings and fixtures which blend seamlessly with many original period features creating a beautiful home of elegance, charm and style. Practical benefits include generously proportioned rooms, gas central heating and partial double glazing.

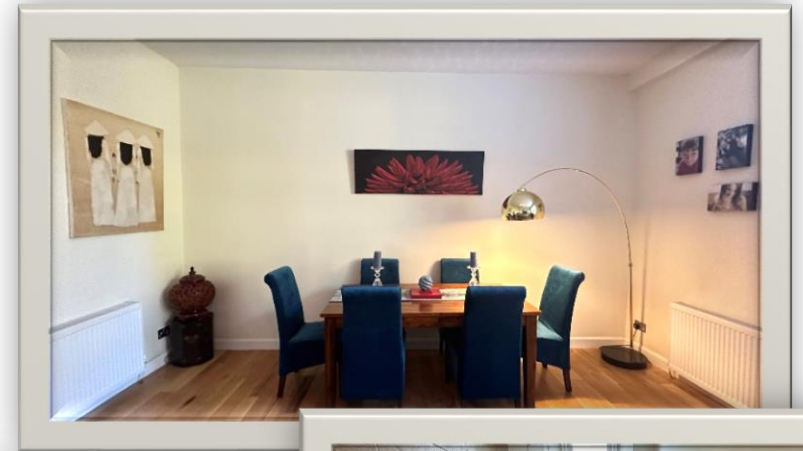
Accommodation comprises: entrance vestibule; hallway with connecting doors to all rooms; elegant lounge/dining room with window to side; modern kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops and splashback tiling, Range style cooker, under counter dishwasher and free standing fridge freezer; stylish fully tiled bathroom with W.C., vanity unit, bath with mains fed shower over and heated towel rail; and three double bedrooms, two of which have built in wardrobe/storage facilities. Externally there is a generous area of private garden adjacent to the property, a private drying green, external storage cellar and residents car parking facilities.

It is anticipated that this lovely period home will prove popular and early viewing is recommended to avoid disappointment.

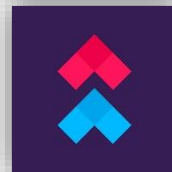
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



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GROUND FLOOR
116.0 sq.m. approx.



TOTAL FLOOR AREA : 116.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, Range cooker, fridge freezer and dishwasher (no warranties given in respect of the appliances). Most items of furniture may be negotiated separately if required.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.