



**lindsays**

8 Hazelton Way  
Broughty Ferry, DD5 3BT

*"An attractive semi-detached 3 bedroom villa located in a quiet cul-de-sac in popular Broughty Ferry"*

- Vestibule
- Lounge
- Kitchen/Diner
- Primary Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Gardens

EPC Rating C

**OFFERS OVER £230,000**





## Description

Located in a prime area of sought after Broughty Ferry this lovely family home is in move in condition throughout. With practical benefits including double glazing and gas central heating with a recently upgraded boiler. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob in the kitchen.

Entering the accommodation through the vestibule on the ground floor you will find a comfortable lounge and kitchen diner with breakfast bar and patio doors leading to the rear garden. Moving to the first floor the master bedroom boasts fitted wardrobes with mirror doors and a stylish en suite shower room. There are two further double bedrooms and the contemporary family bathroom with shower over the bath.

Externally at the front of the villa lies off street parking for two vehicles and the single integrated garage which can be accessed from the kitchen. The main garden lies at the rear and is easily maintained being laid with faux grass and a paved patio. There is a raised area with pretty lights ideal for summer family entertaining.

This lovely home in an ideal location will appeal to a variety of buyers and viewing is highly recommended.

## Area

Broughty Ferry is a prestigious suburb situated to the east of Dundee City which enjoys the best of both a coastal lifestyle and the vibrant City of Dundee on its doorstep. Both residents and visitors enjoy its long sandy beach, esplanade and castle ideal for dog walking and an afternoon stroll. The "Ferry" boasts an array of individual shops, cafes and restaurants including the famous 'Visocchi's' ice cream shop and Italian café. Broughty Ferry offers excellent schooling at both primary and secondary level with the prestigious High School of Dundee just a few minutes drive. There is a main line Railway Station at Dundee which regularly stops at Broughty Ferry providing services north and south.

The A90 dual carriageway offers easy access to Aberdeen, Perth, Edinburgh and Glasgow while Dundee Airport offers flights to London City amongst others. Away from the city there are a range of impressive outdoor pursuits. Over the River Tay is St. Andrews, home of golf, whilst the Championship course at Carnoustie is only a few miles up the coast.

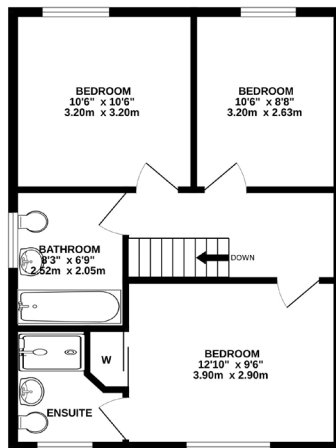
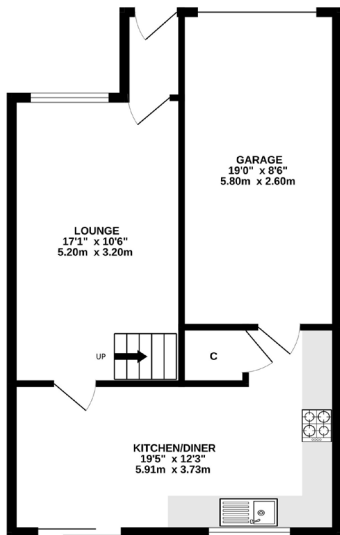
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with AutoCAD 2004

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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.