



lindsays

Flat 3, 8 Hazel Drive
Dundee DD2 1QQ

"One-bedroom, first floor apartment set within a small, well-maintained development to the west of the city."

- Hall
- Lounge
- Kitchen/Dining
- Double Bedroom
- Shower Room
- Secure Entry
- Gardens
- Designated Parking

EPC Rating E

OFFERS OVER £130,000



Description

This is an excellent opportunity to purchase this one-bedroom, first floor apartment set within a small development to the west of the city ideally situated for access to Ninewells Hospital, Universities and Colleges and within easy reach of the city centre. The property has recently undergone a programme of refurbishment to include the installation of a new shower room and is presented in move-in condition, ideal for a variety of buyers.

The accommodation comprises: hallway with large walk-in cupboard/boxroom, lounge, kitchen with space for appliances and table and chairs, double bedroom, and the new shower room with instant shower. Outside the property sits in well maintained communal gardens and there is a designated parking space with the flat. There are also clothes drying rooms located on each floor. Benefits include double glazing, electric heating and a secure phone entry system. Items included in the sale are the fitted floorcoverings and window blinds (where fitted). Please note there is a fee of approximately £30.00 per calendar month payable to cover the cost of communal maintenance and gardening.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

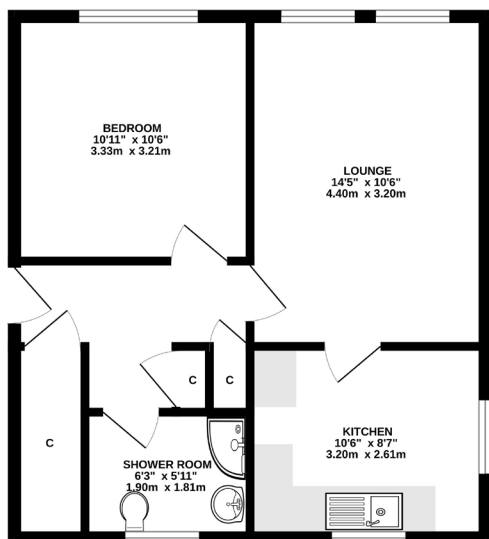
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Floorplan Reference: 02020

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.