



lindsays

Flat 8, 8 Hazel Drive,
Dundee DD2 1QQ

"Two-bedroom, second floor apartment set within a small, well maintained development to the west of the city"

- Hall
- Lounge
- Kitchen/Dining
- Two Bedrooms
- Bathroom
- Secure Entry
- Gardens
- Designated Parking

EPC Rating C

OFFERS OVER £160,000



Description

This is an excellent opportunity to purchase this two-bedroom, second 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 kitchen and bathroom 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 integrated hob and oven and space for other appliances. There are two built-in cupboards offering excellent storage. Both bedrooms sit to the rear, and the new bathroom has an instant shower and glazed screen over the bath. 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, window blinds (where fitted) and integrated kitchen appliances as detailed. 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

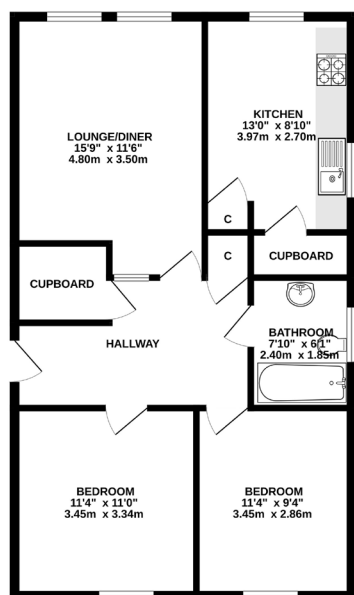
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, wall-to-wall, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The artwork, fixtures and appliances shown have not been tested and the guarantee as to their operability or efficiency can be given.
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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.