

## **RICHMOND & Co.**

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# **35 HAZELTON WAY, BROUGHTY FERRY, DUNDEE, DD5 3BT**

- Main door 2 bedroom ground floor flat
- Vestibule; Hall; Lounge/Dining; Kitchen; 2 bedrooms; Shower room
  - GCH and DG
  - Prime location
- Immaculate walk in condition
  - Private parking area

### ***Description***

This modern two bedroom ground floor flat is situated within a sought after development and is stylish with many attractive features providing easy comfortable living.

**Offers over: £160,000**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

## Schedule of particulars of sale of 35 Hazelton Way, Broughty Ferry, Dundee

**Hardwood front door with glazed panels leading to:-**

### **Vestibule:**

Luxury vinyl flooring. Cupboards housing meters and stopcock. Louvre blinds. Centre light.

### **Hallway:**

Luxury vinyl flooring. Shelved airing cupboard. Walk in cupboard with power and light providing cloakroom facility and storage. Centre light. Ample power points.

### **Lounge/Dining:**

Approx. 15'5" x 15'10" at widest points. Luxury vinyl flooring. Two radiators. Louvre blinds. Centre light. Ample power points. Archway leading to fully fitted kitchen.



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### Kitchen:

Fully fitted kitchen with matte white base and wall units with black handles and underlights. Black marble effect worktops and splashback. Integrated gas hob, electric oven and extractor hood. Combi boiler. Free standing washing machine, fridge freezer and microwave included. Vinyl flooring. Spotlights. Ample power points.



### Bedroom 1:

Approx. 11'2" x 9'5". Fitted wardrobe with feature mirror sliding doors and shelving. Fitted carpet. Centre light. Radiator. Louvre blinds. Ample power points.



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### Bedroom 2:

Approx. 11'2" x 8'2". Fitted wardrobe with feature mirror sliding doors. Fitted carpet. Centre light. Radiator. Louvre blinds. Ample power points.



### Shower Room:

White wc and wash hand basin set in vanity units. Large walk in shower with black marble effect wet wall. Heated towel rail. Feature wall mirror with light. Luxury vinyl flooring. Spotlights.



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### Outside:

Private parking area. Common gardens to rear shared with upstairs apartment owner.



### Viewing:

By appointment through Seller on 07803 203 500 or through Solicitors on 01382 201964.