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## **1 HAZEL AVENUE, DUNDEE DD2 1QD**

This attractively decorated and fully modernised stone built detached former lodge **HOUSE** has been extended and recently upgraded to provide a spacious family home. The property is on an elevated site at the entrance to Hazel Avenue on the Perth Road and enjoys wonderful open south aspects towards the River Tay.

The house benefits from recently installed replacement white upvc windows, combi gas central heating system, intruder alarm and a modern kitchen and bathroom.

The accommodation includes a front entrance door and inner hall, a very spacious lounge with dining area and large double glazed picture window with open south views, large fully fitted kitchen with breakfast bar area and stainless steel gas cooker range, three double bedrooms and a large, recently refitted bathroom with white suite and glazed shower compartment with thermostat shower. There is a paved patio garden to the front of the house and a large and partly secluded side garden laid out with patio, shrubs and flower beds. A paved path leads off Hazel Avenue to the rear kitchen door and around the side of the house.

The property is situated in a highly sought after area of the west end of Dundee within minutes drive of both Dundee University and Ninewells Hospital. There is also easy access into both the City Centre and onto Riverside Drive.

**Accommodation briefly comprises:-**

***HALL; LOUNGE/ DINING ROOM; KITCHEN; THREE DOUBLE BEDROOMS; BATHROOM.***

***\*HOME REPORT AVAILABLE\****

***OFFERS OVER £198,000***

**1 HAZEL AVENUE, DUNDEE DD2 1QD**

**ENTRANCE HALL**

A upvc double glazed door leads in from the front garden. Oak laminate flooring. Built in storage cupboards. White painted wood panelled walls with cloaks hanging. Hatch to attic suitable for storage.

**LOUNGE/DINING ROOM**

21'6" x 10'9" approx. An exceptionally bright and spacious lounge with dining area. A large double glazed picture window affords wonderful south facing views towards the River Tay. Venetian blinds. Wall lights. TV and telephone points. Radiator.

**KITCHEN**

12'6" x 11'3" approx. Recently fully fitted with maple finish wall and base units and granite effect worktops. Splashback tiling. Large breakfast bar area. Stainless steel gas cooker range with five burner, griddle and large oven. Stainless steel chimney filter hood with glass canopy and downlights. Inset stainless steel sink with drainer and mixer tap. Plumbed for dishwasher. Utility cupboard with plumbing for automatic washing machine and space for freezer. Oak laminate flooring. Ceiling light/fan. Double glazed window overlooks the rear area. Roller blind. Part glazed door leads in from the rear path.

**DOUBLE BEDROOM**

17'9" x 9' approx. A large double bedroom. Built in wardrobe cupboard with storage above. Large double glazed window overlooks Hazel Avenue driveway. Telephone point. Radiator.

**DOUBLE BEDROOM**

10' x 10' approx. Double glazed window with open south views. Radiator.

**DOUBLE BEDROOM**

9'6" x 8'6" approx. Double glazed window overlooks the side garden. Radiator.

**BATHROOM**

12'3" x 5'6" approx. A large, recently refitted bathroom. Wet wall splash back around bath area. Vinyl flooring. Large shower compartment with wet wall, glazed doors and thermostat shower. Wall mirror above pedestal wash hand basin, splashback tiling. Shaver light fitment. Built in shelved linen cupboard. Halogen ceiling downlights. Two opaque double glazed windows. Extractor fan. Radiator.

**GARDENS**

The **front garden** is elevated above Perth Road and provides a sunny location with panoramic views towards the River Tay. Mainly laid out with paving. Outside light. Steps and front gate onto the Perth Road. There is a large and elevated **side garden** which is enclosed by timber fencing, trees and shrubs and provides a sunny and partly secluded garden area. Laid out with paved patio and raised flower beds. Timber garden shed. Paved path leads round the side of the house and joins the rear paved path with access to the kitchen door and also onto Hazel Avenue.

**PRICE**

Offers Over £198,000.

**EXTRAS**

Included are all fitted floor coverings, carpets, blinds, light fittings, cooker range and automatic washing machine. Excluded are the telephone appliances and other kitchen white goods appliances.

**ENTRY**

By arrangement.

**VIEWING**

Telephone Michael A. Brown, Solicitors on 01382 204242.

**LOCATION**

Hazel Avenue lies on the north side of Perth Road between the Botanic Gardens and Ninewells/Perth Road circle.



These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted.



