

16 Hazelton Way

BROUGHTY FERRY, DUNDEE, ANGUS, DD5 3BT



Three-bedroom, semi-detached home with an enclosed garden with mature shrubs and a drive for off road parking



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McEwan Fraser Legal is delighted to present this three-bedroom home in Broughty Ferry. Situated in a sought-after residential neighbourhood, this attractive three-bedroom semi-detached home offers the perfect balance of style, comfort, and convenience.

THE LOUNGE



The ground floor welcomes you with a bright and spacious lounge, perfect for relaxing evenings or entertaining guests.

THE KITCHEN/DINER



The modern kitchen is well-equipped with ample workspace and storage, while the separate dining room provides a lovely setting for family meals or hosting, with patio doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A handy store cupboard on this level adds practicality without compromising on space.





Upstairs, the property boasts three bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a stylish family bathroom. Each room enjoys good natural light and offers flexible accommodation for family life, guests, or even a home office setup.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from its own en-suite shower room



BEDROOM 2



BEDROOM 3



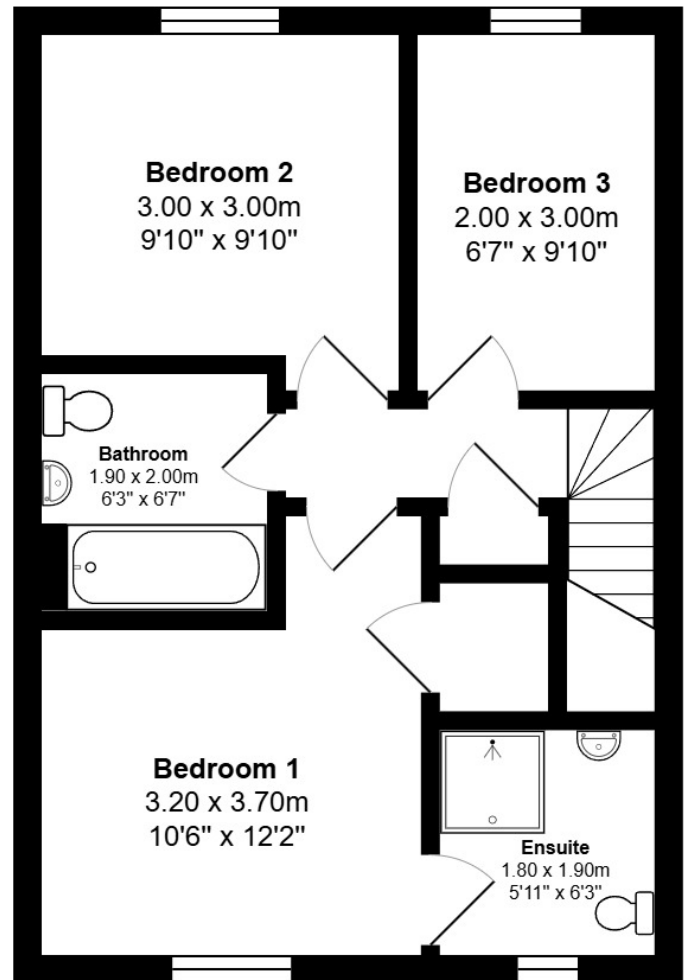
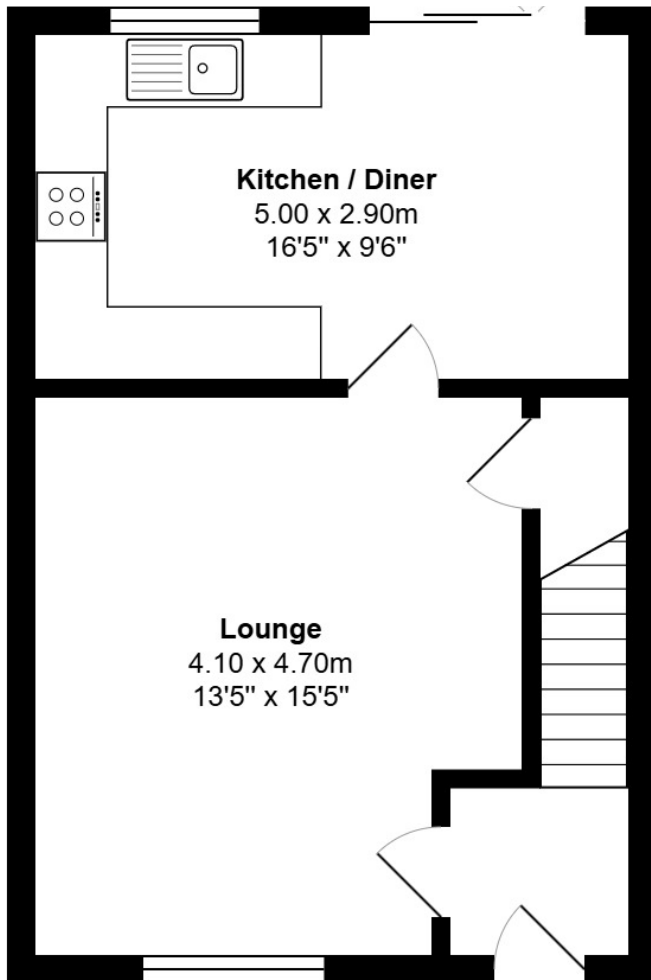
Externally, the home features a private driveway to the front and side, offering convenient off-street parking. The front garden is laid with gravel for ease of maintenance, ensuring year-round kerb appeal. To the rear, a fully enclosed garden provides a safe and private outdoor space, complete with a decked area that's perfect for summer barbecues, morning coffees, or simply unwinding at the end of the day.

This is a fantastic opportunity to secure a well-maintained, move-in-ready home in a desirable location close to schools, shops, parks, and excellent transport links. Viewing is highly recommended to appreciate everything this charming property has to offer.

EXTERNALS

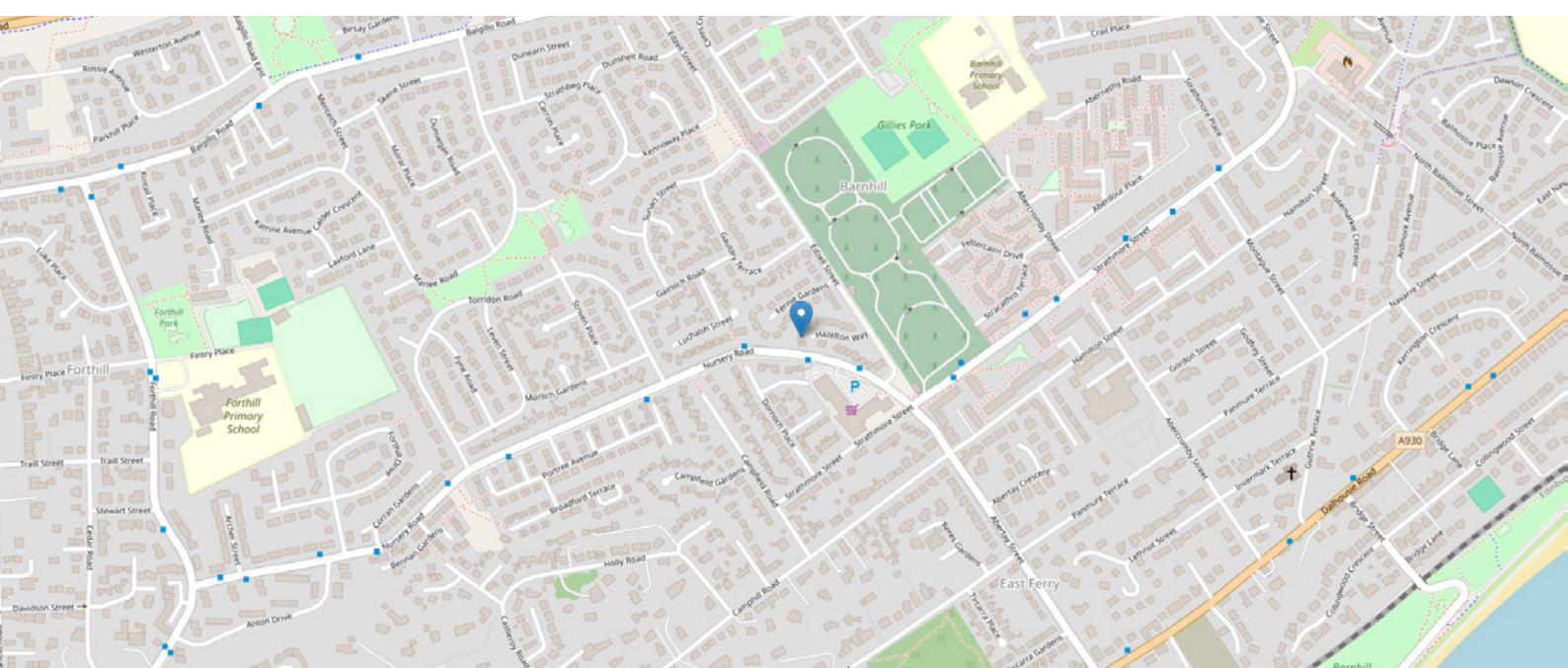


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Broughty Ferry is one of Dundee's most desirable residential areas, offering a fantastic lifestyle with a unique blend of coastal charm and urban convenience. This vibrant suburb boasts a rich mix of independent shops, cafés, restaurants, and essential amenities, all within easy reach. Whether you're enjoying a stroll along the promenade, browsing the boutiques on Brook Street, or meeting friends for coffee, everything you need is right on your doorstep.

Families are particularly well-served by excellent local schooling, with the property falling within the catchment area for Forthill Primary School and Grove Academy, both highly regarded for their academic standards and community spirit. Transport links are outstanding, making daily commuting and weekend escapes equally convenient. The area enjoys regular bus services into Dundee city centre, while Broughty Ferry train station offers direct rail connections to Aberdeen, Edinburgh, and beyond. For those travelling further afield, the nearby A92 provides swift access to the wider road network across Tayside and Angus.

Combining excellent amenities, outstanding schools, and a friendly village atmosphere beside the sea, Broughty Ferry is an exceptional place to call home.




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