




McEwan Fraser Legal

Solicitors & Estate Agents

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The Firs

8 HAZEL AVENUE, DUNDEE, DD2 1QD



Dundee

This family home is located within an established development located in the West end of Dundee. Dundee's recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's

fourth largest city. It has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.





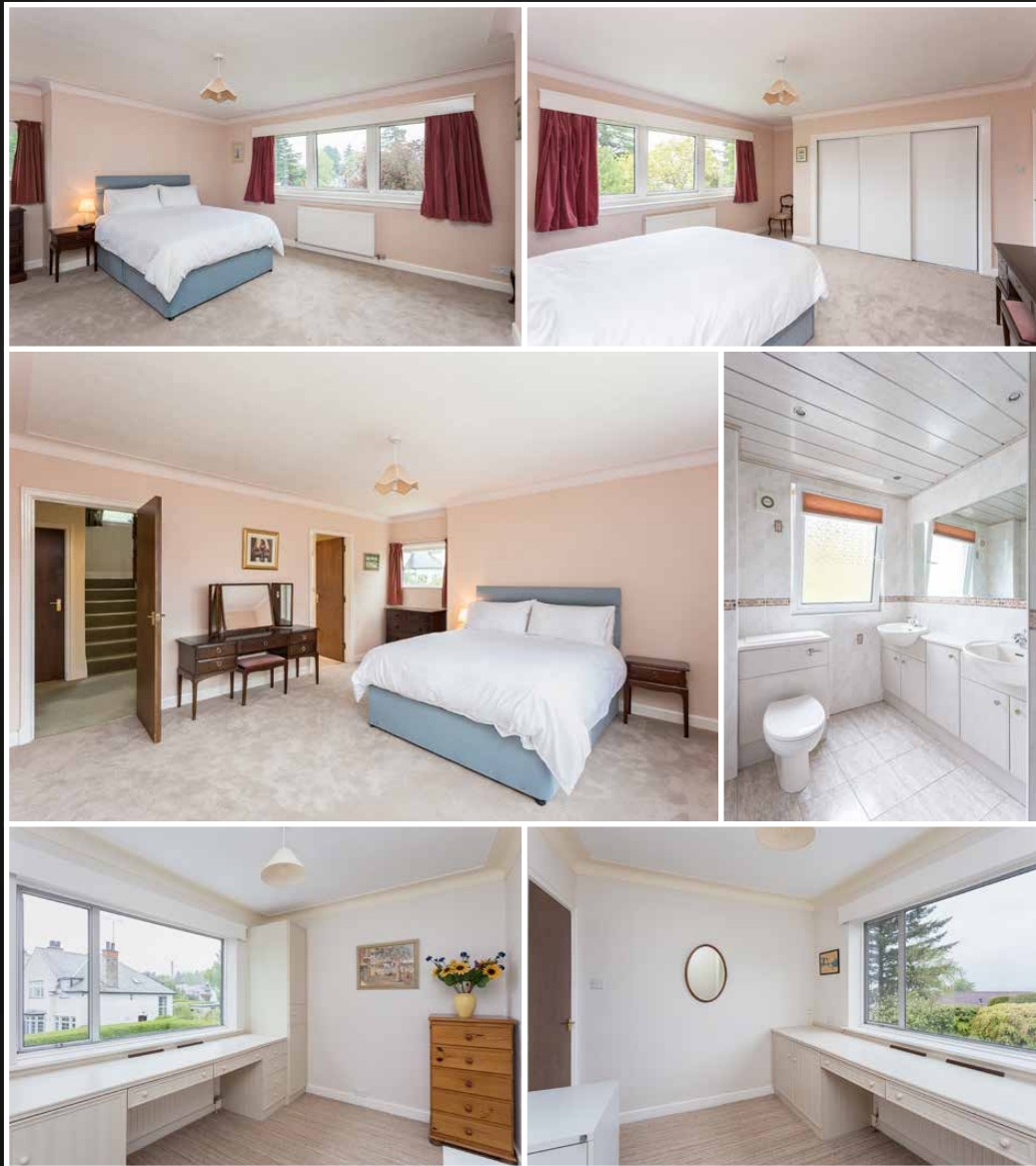
The Firs

We're delighted to offer onto the open market this detached 5 double bedroom family home positioned in a generous plot with parking and double garages. The property is located up a private driveway from the Perth road in the West End, which gives access to a limited number of houses. The property front door is reached from the driveway and leads into the spacious hallway. You have turning stairs leading to the first floor with under stairs storage space. The two-piece cloakroom is next door with a window. From the hallway, you access the living room which has a South-facing front and side elevation with double glazing, brick-built fireplace with a shelved area to the side and gas inset fire.

From the lounge, you access the dining room through an archway which is a good size with a side aspect and serving hatch to the kitchen. From here you then access the sun room, with a triple aspect outlook over the garden and patio, which can be accessed from it.

From the hallway, you then access the kitchen which has a range of eye and base level units with roll top work surfaces. The kitchen has a side window and seating area with space for four to five chairs. Next door is the utility room, again with a generous range of units, fitted fridge/freezer, additional sink unit, space for under counter dishwasher, washing machine and tumble dryer and access to the side garden, drying area and glasshouse. From the utility room, you then access the double garages which are separated into two individual garages, which could be incorporated into the house accommodation making a family room. There is a boiler room also with a recently fitted gas boiler serving the house over the first two levels with hot water and heating. The dining room and kitchen could be opened up to make one large open plan kitchen/dining room area for the new family.





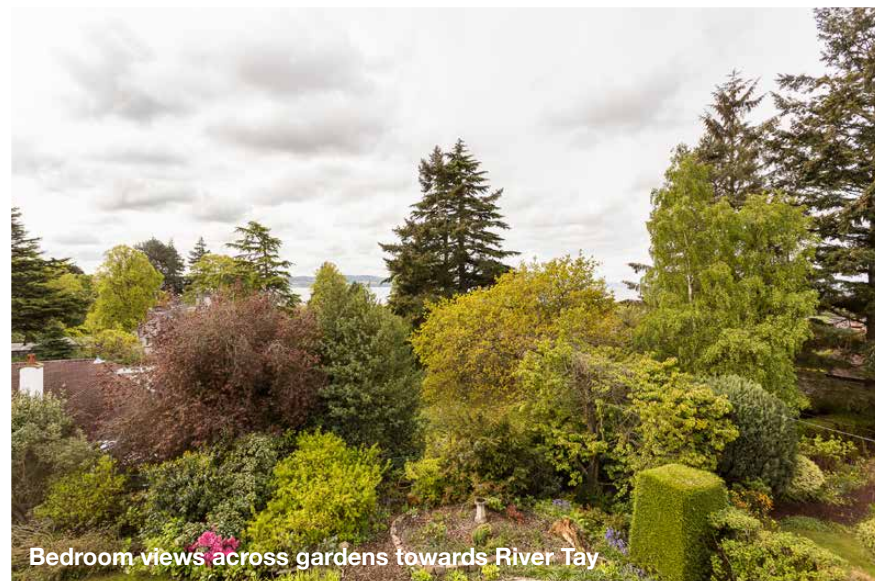
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Upstairs, on the first floor, you have the master bedroom which is a generous size with lovely views to the South, built-in wardrobes and an en-suite three-piece shower room suite. There are also bedrooms 2, with two double fitted wardrobes and Southerly views, and bedroom 3 which is a double in size. Completing the accommodation on this level is a spacious landing with storage and a three-piece bathroom with a whirlpool bath. On the 2nd floor are two large South-facing double bedrooms, both with en-suite shower rooms, ample storage in both rooms with fitted wardrobes and amazing views over the West end and towards the Tay. A second gas-fired boiler is located on this floor, which serves it with heating and hot water.

garden grounds are generous and measure approximately 1/3 of an acre. They are mainly laid to lawn with attractive flower and shrub borders with mature hedging and trees to the front. There is a large patio area for seating beside the sun lounge. A vegetable patch, drying area, garden shed and glasshouse are at the back of the property.

An internal viewing is highly recommended to enjoy the size and views this property has to offer.

Outside you have a driveway with parking for several vehicles and the attached double garage. The



Specifications

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.10m (16'9") x 4.20m (13'9")
Dining Room	4.00m (13'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.30m (10'10")
Utility	4.93m (16'2") x 2.73m (8'11")
Sun Room	3.20m (10'6") x 2.70m (8'10")
WC	2.40m (7'10") x 1.20m (3'11")
Garage 1	5.77m (18'11") x 3.20m (10'6")
Garage 2	4.65m (15'3") x 3.00m (9'10")

First Floor

Bedroom 1	5.00m (16'5") x 4.30m (14'1")
En-suite	2.70m (8'10") x 1.90m (6'3")

Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")

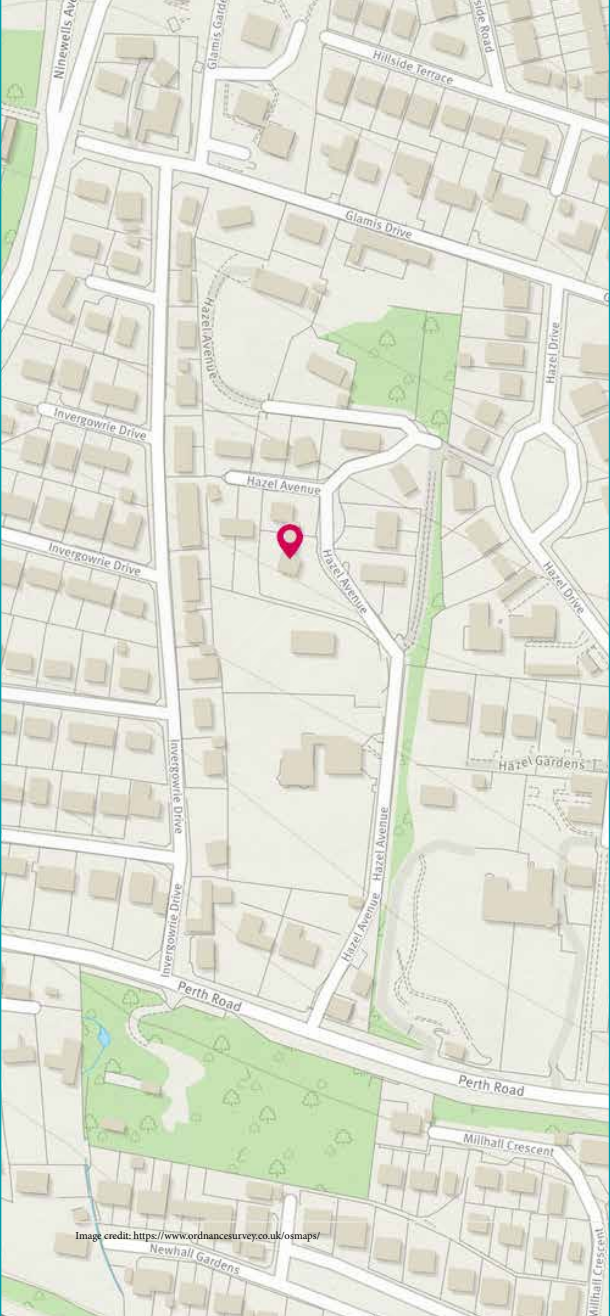
Second Floor

Bedroom 4	3.90m (12'10") x 3.70m (12'2")
En-suite	3.20m (10'6") x 1.90m (6'3")
Bedroom 5	5.00m (16'5") x 4.70m (15'5")
En-suite	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): **221m²** | EPC Rating: **D**

Extras (Included in the sale):

Floor coverings, blinds, light fittings & fitted appliances.





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