

39 Hazlehead Drive

DUNDEE, DD2 3WE



Simply fabulous! Beautifully presented and ready to walk into, this home is sure to please every viewer



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to bring to the market this desirable three-bedroom semi-detached villa with a drive and a deck.

THE LOUNGE



The lounge is spacious and bright with a square, bay window to the front garden. The laminate flooring gives a modern feel and double doors open to the dining kitchen. The décor is a warm neutral shade.

THE KITCHEN



The kitchen offers a peninsula table and stools and provides ample storage cupboards at both floor and wall level in a modern gloss cabinet with sleek, clean lines. The contrasting worktops and matching backsplash add a touch of luxury. The lighting in the kitchen has been carefully considered and a utility area has been created off the kitchen to hold a washing machine, tumble dryer and an incredibly useful hanging rail. There is a useful cloakroom with a toilet and a wash hand basin.





The upper floor is carpeted for comfort. There are three bedrooms, all with built-in storage or wardrobes, and the family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

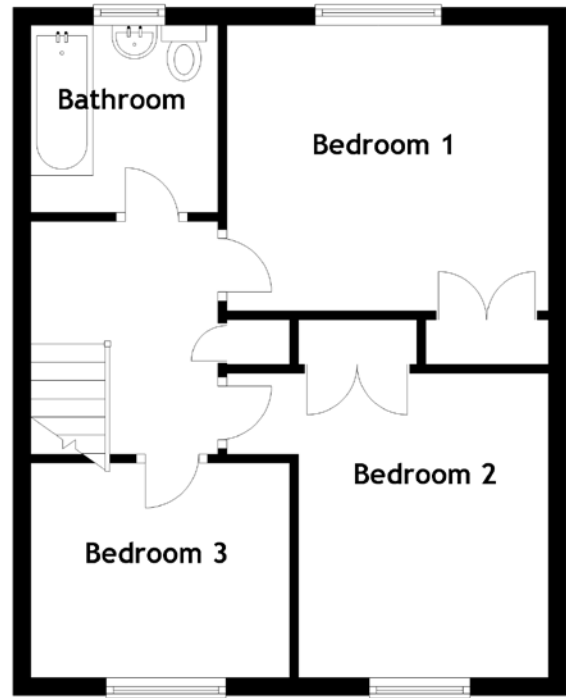
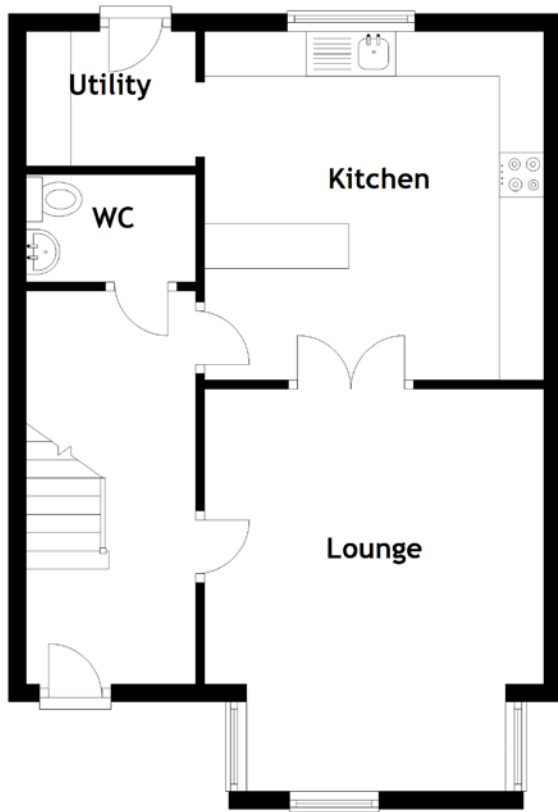


Externally there is a drive to the front. The back garden is fenced off and there is a neat deck area as well as the lawn. Spacious, elegant and adaptable accommodation is offered in true walk-in condition and this home is not in an onward chain.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

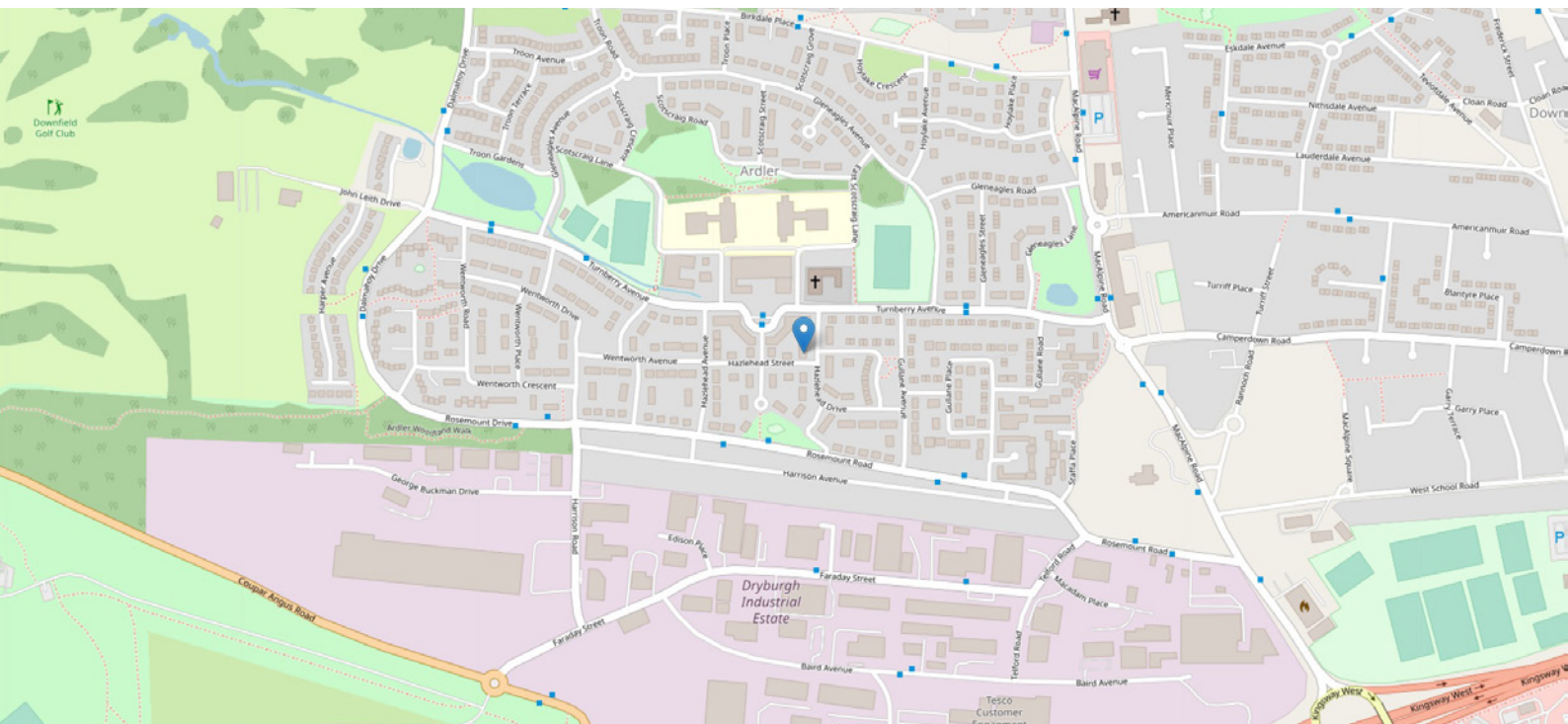


Approximate Dimensions
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.80m (12'6")
 Kitchen 3.90m (12'10") x 3.80m (12'6")
 Utility 1.90m (6'3") x 1.50m (4'11")
 WC 1.90m (6'3") x 1.20m (3'11")

Bathroom 2.10m (6'11") x 2.10m (6'11")
 Bedroom 1 3.60m (11'10") x 3.20m (10'6")
 Bedroom 2 3.70m (12'2") x 3.40m (11'2")
 Bedroom 3 2.90m (9'6") x 2.40m (7'11")

Gross internal floor area (m²): 87m²
 EPC Rating: C



THE LOCATION

Hazelhead Drive is located in a well-established and sought-after residential area of Dundee and within good proximity to all amenities. The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay and provides an excellent range of shops and professional services, together with good leisure facilities.





It is an established centre of excellence in education and life sciences, and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. The Town of Carnoustie, with its world-famous golf course, is very easily reached. The area provides a number of other fine links courses including Barry, Panmure, and Monifieth. St Andrews is also within easy driving distance. The Downfield golf club is minutes away. There is sailing on the Tay and pleasant sandy beaches along the coast. To the North Lie the Angus Glens. Adequate public transport, shopping, social, and educational facilities are available within easy reach. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre. Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its 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 is home to the biomedical and technological industries and the 'Victoria & Albert Dundee' museum. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.