

The Firs

8 HAZEL AVENUE, DUNDEE, DD2 1QD

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.



