

Simple Approach



**Flat 4, 6 Hazel Drive, Dundee  
DD2 1QQ**

**Offers over £158,995**



Situated in the popular Hazel Drive area of Dundee, this well-presented two-bedroom first-floor flat offers bright and spacious living in a convenient and well-connected location. The property features a generous lounge with large windows, a modern fitted kitchen with ample storage, and two well-proportioned bedrooms, making it ideal for first-time buyers, professionals, or investors. A fresh white bathroom, and built-in storage enhance its appeal, while double glazing and efficient electric heating ensure year-round comfort. Hazel Drive benefits from excellent transport links, with easy access to Dundee city centre, universities, and major road networks all along with Ninewells Hospital being just a short walk away. Nearby shops, supermarkets, cafés, and parks provide everyday convenience and leisure opportunities, making this a fantastic home in a sought-after area. Early viewing is highly recommended.

**Lounge**

11'11" x 14'4" (3.64 x 4.39 )

**Kitchen**

9'1" x 12'9" (2.77 x 3.89)

**Bedroom One**

11'8" x 11'4" (3.58 x 3.46)

**Bedroom Two**

11'9" x 9'8" (3.59 x 2.95 )

**Bathroom**

5'4" x 8'1" (1.65 x 2.48)

**Hallway Storage Space**

6'0" x 4'10" (1.85 x 1.49)



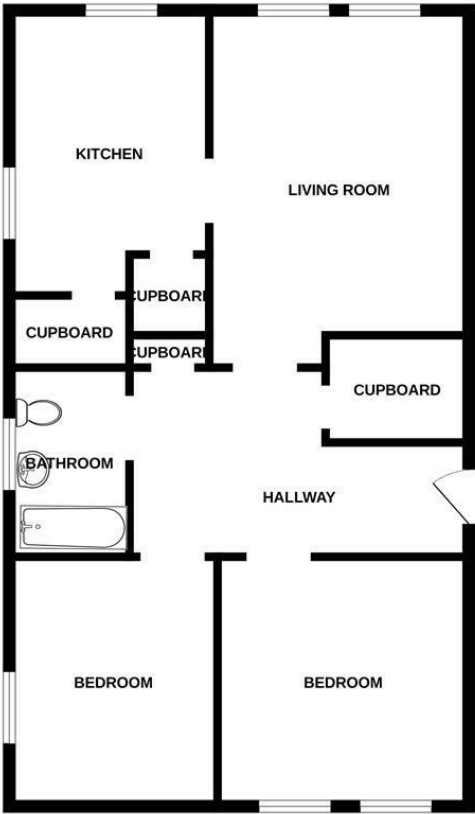


- Well Presented First Floor Flat
- Allocated Parking
- Sizeable Kitchen & Pantry
- Two Generous Bedrooms
- Electric Heating & Double Glazing
- Highly Sought After Location
- Ample Storage Space
- Bright & Spacious Lounge
- Ninewells Hospital Within Walking Distance





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	62	66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		