

12 HAZEL DRIVE, DUNDEE, DD2 1QQ
OFFERS OVER £300,000





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HOME REPORT VALUATION **£300,000**

EPC RATING

Situated within a highly sought-after residential area in Dundee's desirable West End, this spacious detached villa occupies a generous plot and offers versatile accommodation extending over two levels. The property enjoys an elevated position with attractive outlooks over the substantial rear gardens, providing a unique and appealing family home in a popular location.

Accessed via an entrance vestibule with practical tiled flooring, a glazed door opens into a welcoming hallway where stairs lead both to the upper living accommodation and the lower bedroom level. The principal living space is positioned on the upper floor and comprises a bright and spacious lounge open plan to the dining area. Large windows frame delightful elevated views across the extensive rear garden, creating a particularly impressive focal point and allowing an abundance of natural light to flood the room. The lounge benefits from attractive wooden flooring, a gas fire set upon a tiled hearth and an open flow into the dining area, making it an ideal space for both everyday living and entertaining.

The dining area provides access to both the principal bedroom and the kitchen. The kitchen is fitted with a range of wall and base units and offers space for white goods, a freestanding cooker and a small breakfasting table. Open plan to the utility area, the accommodation provides excellent practicality for family life. The adjoining utility room is similarly fitted with wall and base units together with additional appliance space, whilst a door leads conveniently to the side of the property.

The principal bedroom enjoys elevated rear-facing views and benefits from direct access to a private balcony positioned above the carport. The room is further enhanced by an en-suite shower room fitted with tiled walls and linoleum flooring. Also on the upper level is a further generously proportioned double bedroom with front-facing window and carpet flooring. Completing the accommodation on this floor is the family bathroom, fitted with a four-piece suite incorporating a shower enclosure, extensive wall tiling and linoleum flooring.

On the lower level, there are two further spacious double bedrooms, both enjoying carpeted flooring and built-in storage. One bedroom benefits from fitted wardrobes and a vanity unit, whilst the other offers fitted wardrobes and an additional storage cupboard. A convenient WC with linoleum flooring completes the internal accommodation.

Externally, the property occupies a substantial plot with gardens extending around the home. To the front, there is a garage together with a driveway which extends from the main road through to the rear garden and carport, providing excellent off-street parking. The front garden is laid with stone chips and complemented by mature hedging. To the rear, a generous lawn garden is surrounded by mature shrubs, trees and established planting, creating a pleasant outdoor space with excellent privacy.

Although requiring a degree of modernisation, this substantial detached villa offers excellent potential for purchasers seeking to create a fantastic family home within one of Dundee's most sought-after residential locations.























