



**RE/MAX**  
Real Estate Centre



# 2C HAZEL DRIVE,

Dundee DD2 1QQ

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Offers In The Region Of £550,000

- Historic Charles Wilson Mansion
- Prime Dundee West Location
- Landscaped Gardens Overlooking The River Tay
- Luxurious Bedrooms
- Flexible Accommodation
- Bright Spacious Public Rooms
- Period Windows, Shutters And Ceilings
- Gas Central Heating
- External Stone Built Storage



**PRS**  
Property Redress Scheme



RE/MAX is delighted to introduce Duncarse House East Wing, a historic Dundee Mansion, to the market. Duncarse House is a Charles Wilson building built in 1858 for Lord Armistead. The home is set on a plateau, between Hazel Drive and Perth Road. This part of the mansion has spectacular views of the River Tay from a tranquil mature garden. This is a prime Dundee West location offering easy access to the City Centre with all its amenities, and to Ninewells Hospital.

The access to the mansion garden grounds is from the end of the quiet Hazel Drive cul-de-sac. There is off road parking for several cars in the garden grounds and a garden path to Perth Road with the access enhanced by wrought iron gates. Outside storage areas include a basement, a stone ice house in the garden, and a stone arched coal cellar lit by a small cupola.

This substantial property offers extremely generous room sizes with high Victorian style ceilings typical of its time. The ground floor comprises of the entrance hall, conservatory, lounge, dining room, family bathroom kitchen and pantry. The tiled entrance hall leads off a covered patio from the driveway. The conservatory has listed tiled flooring and covers the entire porch. The conservatory is fitted with south and east facing floor to ceiling windows with views towards the River Tay and has a doorway leading into the landscaped garden. The lounge is also south facing with views towards the River Tay and benefits from period bay windows with working shutters and decorative ceiling cornices and rose. The kitchen area is extremely spacious with two pantries, traditional cupboards and a long single piece wooden bench. The kitchen size offers a range of design opportunities. The dining room, currently used as a bedroom, is fitted with two large south facing windows overlooking the front garden. The family bathroom comprises of a bath, shower cubicle, wash hand basin and WC.

The first floor is set over split levels and accommodates bedroom two, three, four, a boiler room and the first floor bathroom. All bedrooms are generous in proportion. Bedrooms three and four are south facing with views over the garden towards the River Tay. Bedroom three mirrors the lounge in floor area and is fitted with period south and east facing bay windows with working shutters and the period ceiling cornices and rose. The bathroom is fitted with a bath, shower cubicle, wash hand basin and WC.

The top floor/attic area comprises of bedroom five, bedroom six and an office/storage room. Bedroom five offers substantial living space and all the top floor rooms are fitted with Velux windows.

The current configuration therefore offers a minimum of eight bedrooms with many re configuration opportunities.

Gas central heating is installed throughout the home.

This home offers excellent value for the available accommodation. The flexible accommodation caters for families looking for an up-market family mansion to investor buyers looking for HMO opportunities.







RE/MAX Real Estate Centre, River Court, 5 W. Victoria Dock Rd, City Quay, Dundee DD1 3JT

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## DIMENSIONS

(All measurements are approximate)

Entrance Vestibule	3.007m x 2.388m (9'10" x 7'10")	Kitchen/Diner	5.937m x 5.286m (19'6" x 17'4")
Kitchen Store	2.435m x 2.255m (8'0" x 7'5")	Entrance Hall	2.930m x 1.401m (9'9" x 4'7")
Bathroom Ground	3.438m x 2.989m (11'3" x 9'10")	Hallway	1.462m x 12.722m (4'10" x 41'9")
Games Room/Gym	6.883m x 8.058m (22'7" x 26'5")	Living Room	5.841m x 6.43m (19'2" x 21'1")
Bedroom 1	Not available	Bedroom 2 1st Floor	5.961m x 5.387m (19'7" x 17'8")
Bathroom 1st Floor	2.996m x 2.869m (9'10" x 9'5")	Public Room	2.974m x 4.589m (9'9" x 15'1")
Hallway 2nd Floor	7.843m x 1.428m (25'9" x 4'8")	Bedroom 3	Not Available
Bedroom 4	5.815m x 6.071m (19'1" x 19'11")	Bedroom 5	5.34m x 5.97m (17'6" x 19'7")
Bedroom 6	4.394m x 3.167m (14'5" x 10'5")	Store	2.906m x 2.937m (9'6" x 9'8")

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Illustration for identification purposes only, measurements are approximate, not to scale.  
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Thinking of Selling? RE/MAX Real Estate Centre Dundee would be happy to provide you with a FREE valuation of your property at your convenience.

***"Nobody in the world sells more property than RE/MAX"***

Whilst every effort has been made to ensure that the information contained within this Schedule of particulars is accurate, all measurements have been taken using a sonic tape measure, and therefore, may be subject to a small margin of error, and are given as an indicative, approximate size only. Prospective purchasers should make their own enquires- no warranty is given or implied. Movable items or electric goods illustrated are not included in the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable any heating system.

This schedule is not intended to and does not form a contract.  
Viewing details by appointment through RE/MAX Real Estate Centre Dundee 01382 597 688

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