



**lindsays**

Flat D13, 17 The Hub Hawkhill,  
Dundee DD1 5DX

*"Four bedroom apartment, buy to let opportunity within 'The Hub' Dundee"*

- Dedicated Student Accommodation
- Lounge/Dining /Kitchen
- 3 Deluxe Bedrooms
- 1 Double Deluxe Bedrooms
- 4 Ensuite Shower Rooms
- Double Glazing
- Electric Heating
- Communal Areas
- Bike Store
- On-site Parking available

**OFFERS OVER £165,000**





## Description

The Hub student accommodation offers ideal student accommodation in the centre of Dundee. Both Dundee University and Abertay University are just a short walk away. There is a commuter bus service situated outside with buses running to St. Andrews University. Local cafes, shops and supermarkets are on the doorstep along with a number of bars and restaurants.

The flat offers open plan lounge/dining/kitchen with white goods included. There are 3 deluxe bedrooms and a double deluxe bedroom, all rooms are ensuite and are fully furnished. The stylish and modern accommodation is designed with students in mind and is perfect for undergraduates, postgraduates, individuals and groups.

There are a number of communal areas, on-site laundry facilities, bike store and on-site parking.

The Hub is run by CRM Students who have on-site management and deal with all aspects of running the building which is covered in the management fee.

\*\*It should be noted that the photos used are stock photos for reference only.

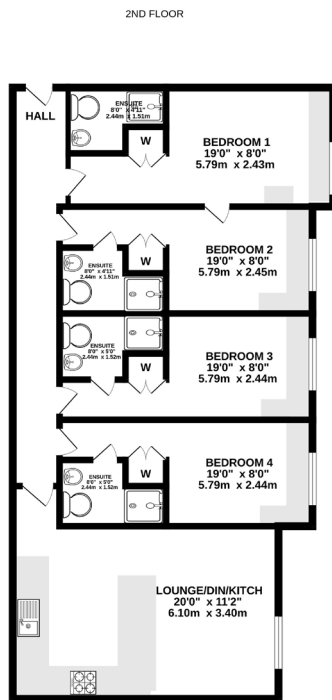
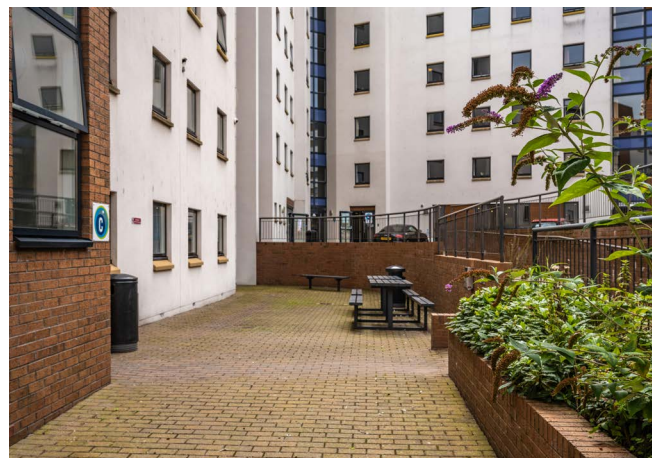
## Area

Dundee is Scotland's fourth largest city and is situated on the north shore of the River Tay.

The city is at present undergoing dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018. Dundee has a very diverse mix of culture, history and education and boasts two excellent universities Dundee and Abertay, along with Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.