



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 2/1, 297 HAWKHILL

Dundee, DD2 1DN



Part of a B-listed, Jacobean-style, tenement building (1868), this traditional second-floor flat is a charming residence which has well-retained period features and large rooms benefitting from high ceilings. It is also brought to market with light neutral décor throughout, providing a blank canvas for new buyers. The home has a convenient setting as well, positioned in Dundee's highly sought-after West End within walking distance of excellent amenities, regular transport links, the universities, and the city centre – perfect for a wide demographic.

Extras: integrated oven and gas hob, a freestanding fridge/freezer, washing machine and furniture to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

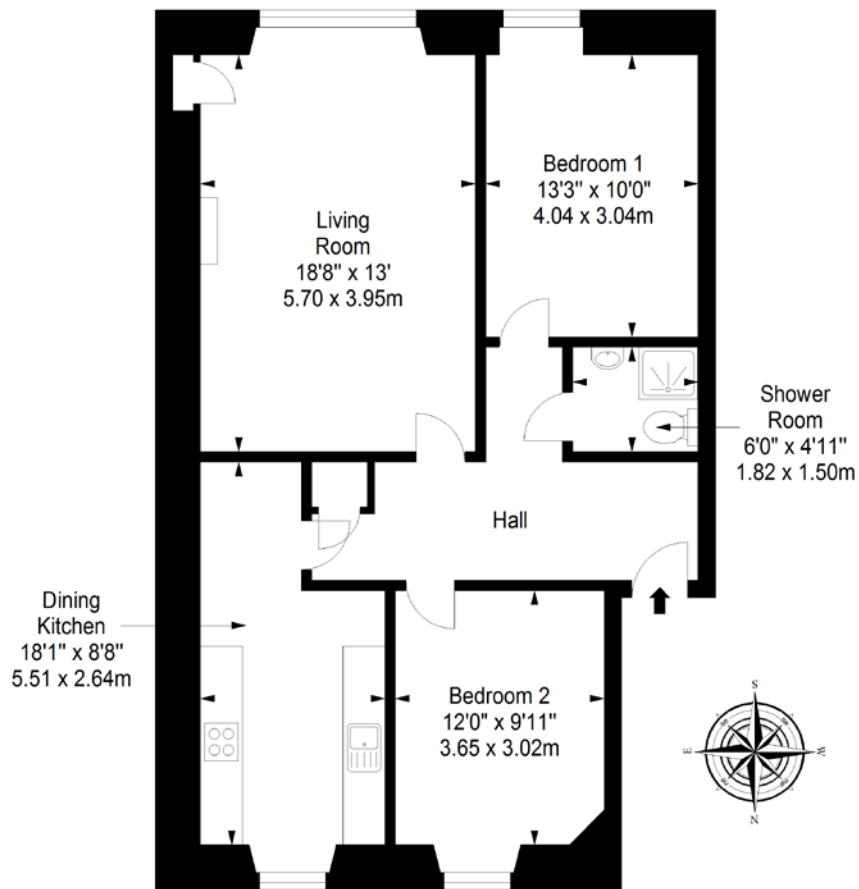
- Well-presented second-floor flat
- Nineteenth-century B-listed building
- West End Suburbs conservation area
- Central hall with a built-in cupboard
- Bright and spacious living room
- North-facing dining kitchen
- Two large double bedrooms
- Three-piece shower room
- Communal garden and drying green
- On-street parking in the vicinity
- EPC Rating – C
- Council Tax Band – C



"NORTH-FACING DINING
KITCHEN, TWO LARGE
DOUBLE BEDROOMS
AND A THREE-PIECE
SHOWER ROOM"



Second Floor
Approx. 78.7 sq. metres (847.1 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 sq. feet)

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BORDERS

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