



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 3/1, 297 HAWKHILL

Dundee, DD2 1DN



This traditional, two-bedroom, third-floor flat forms part of a nineteenth-century, Jacobean-style tenement building which is B listed. The home features spacious rooms with light décor and high ceilings; plus, it benefits from elevated views over an A-listed church to the River Tay. Furthermore, the property has a highly desirable position in Dundee's West End, set within walking distance of the city centre, excellent amenities, the universities, and regular transport links.

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

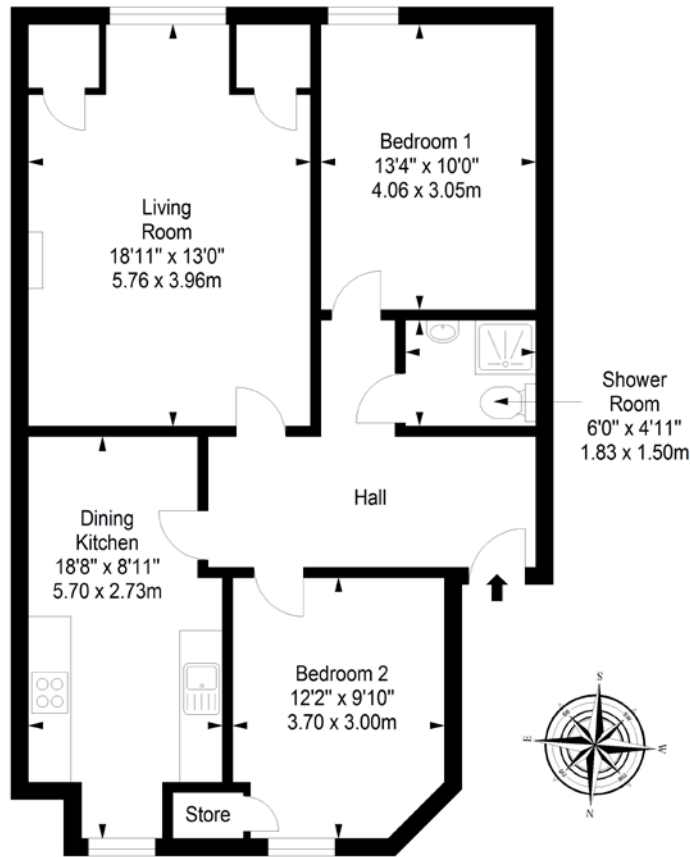
- Spacious third-floor flat
- Traditional B-listed building (1868)
- West End Suburbs conservation area
- Impressive views to the River Tay
- Central hall to all accommodation
- Living room with period features
- North-facing dining kitchen
- Two large double bedrooms
- Three-piece shower room
- Good storage available
- Communal garden and drying green
- On-street parking in the vicinity
- EPC Rating – D
- Council Tax Band – C



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



Third Floor
Approx. 77.2 sq. metres (831.0 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

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BORDERS

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