



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"

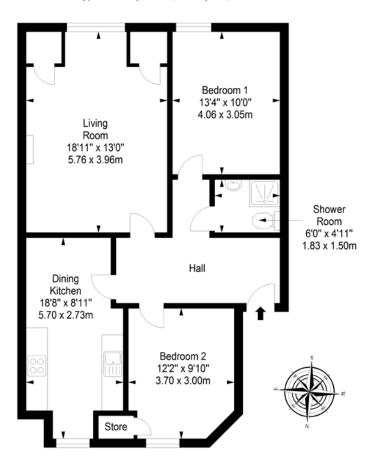








Third Floor Approx. 77.2 sq. metres (831.0 sq. feet)



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











These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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BORDERS

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