



**FLAT C, 9 OLD HAWKHILL, DUNDEE, DD1 5EU
OFFERS OVER £109,000.00**



HOME REPORT VALUATION £ 110,000.00

EPC RATING **C**



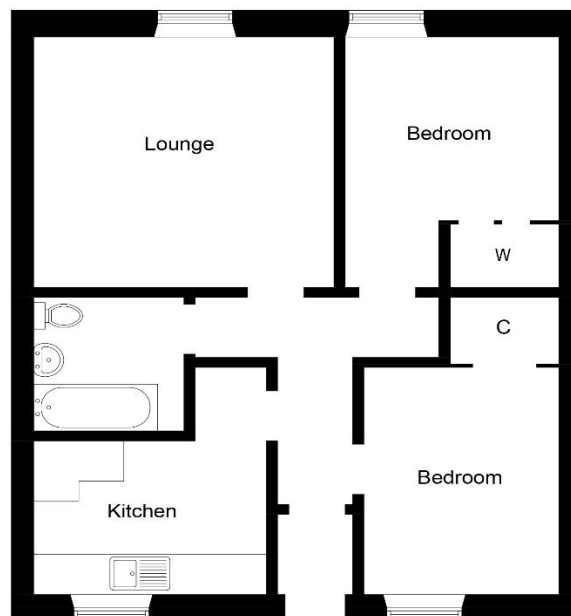
This two bedroom second floor flat is situated within a popular city centre location on the edge of the University Campus. Many city centre amenities are located close by and commuting links, including bus routes, provide access to other parts of Dundee.

The rooms within the property are of a good size throughout, albeit some modernisation/decoration is required.

The property is accessed via a wooden entrance door leading to entrance vestibule and open hallway providing access to all rooms. The secure entry telephone is found within the hallway. The spacious lounge is located to the front of the property with open views towards the University Dental Hospital. The kitchen is fully fitted with modern wall and base units providing ample worktop space. The main bedroom is situated to the front of the property again with open outlook, with the second bedroom to the rear. The main benefits from a large double storage cupboard with storage above, and the second bedroom benefiting from a large walk-in storage cupboard. The bathroom is fitted with a 3-piece white bathroom suite with shower over bath. The walls are fully tiled.

The property benefits from the aforesaid security entrance system as well as double glazing, gas central heating and carpeting throughout.

This property would be an ideal first time purchase as well as an ideal investment opportunity with some modernisation required.



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157795)



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