

# Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



**3/L, 281 Hawkhill, Dundee, DD2 1DN**

- **Third Floor Flat**
- **Prime West End Location**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Bedroom**
- **Double Glazing**
- **Electric Heating, EPC E**
- **Shared Gardens**
- **Close to Universities, Ninewells Hospital & Technology Park**

**Offers over £90,000**

This is an outstanding opportunity to purchase a spacious one bedroom, third floor apartment in a prime West End location. Hawkhill is just a short distance from the vibrant Perth Road area, both universities, Dundee City Centre and Ninewells Teaching Hospital. The property has rooftop views over the city toward the Tay Estuary from front and the Law Hill from the rear.

The subject property offers comfortable accommodation which comprises, bright south facing lounge, fully tiled shower room with three piece suite, kitchen with integral oven, hob and extractor hood and a double bedroom. Practical attributes include electric heating and double glazing.

Externally the property benefits from communal garden grounds to rear.

This is an ideal buy-to-let investment or first time buy and early viewing is highly recommended.

**Hall:** Storage cupboard.

**Lounge:** Approx. 4.45m x 3.13m. Spacious public room with double glazed south facing windows and window seat enjoying views over the West end rooftops towards the Tay Estuary. Storage cupboard.





**Kitchen:**

Approx. 2m x 1.7m Fitted with floor wall and high level storage units. Integral oven, hob & extractor hood, free standing washing machine (no warranties given). Sink and drainer with mixer tap. Extractor.

**Shower Room:**

Approx. 2m x 1.92m. Fully tiled with three piece suite comprising WC, wash hand basin and shower cubicle. Extractor fan.

**Bedroom:**

Approx. 3m x 2.65m with further window recess. Spacious double bedroom with two double glazed windows to rear with views to the Law.



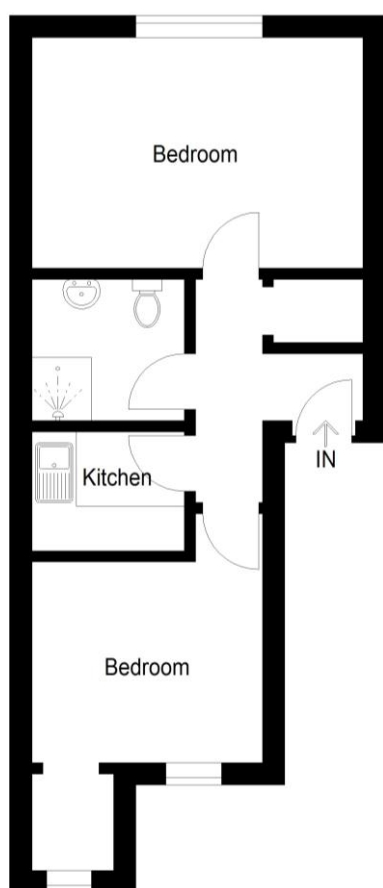


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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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