



3/R 297 Hawkhill,
Dundee DD2 1DN



Well presented third floor, two bedroom flat with beautiful views towards the River Tay

2 Bed 1 Bath 1 Reception

Lindsays are delighted to offer to the market this well presented third floor, two bedroom flat with beautiful views towards the River Tay. Hawkhill is ideally situated for ease of access to a number of amenities including lovely independent shops, restaurants, bars and a regular commuter bus service. Ninewells Teaching Hospital and both Universities are also with easy reach. The property is offered to the market in move in condition and the accommodation comprises: a spacious hallway and a large, bright lounge with beautiful views (currently being used as a third bedroom with living area). There are two good sized bedrooms, dining kitchen and shower room. Externally there is a communal rear garden. Benefits include double glazing, gas central heating and a number of original features. This property will appeal to a number of buyers and early viewing is highly recommended.

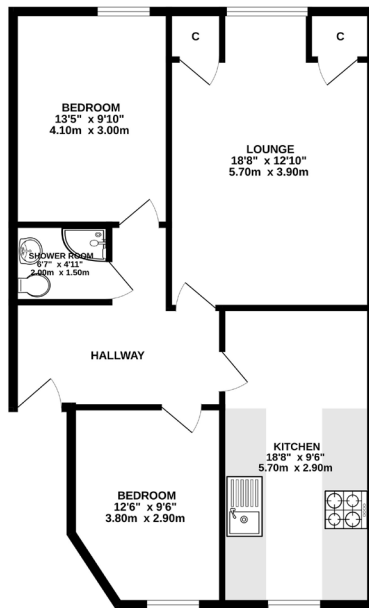
Features

- Hallway
- Bright and Spacious Lounge
- Dining Kitchen
- Two Bedrooms
- Shower Room
- Communal Garden
- EPC Rating C

Offers Over £150,000

Home Report Value £155,000

3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2020



Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsay on:

01382 802050

dundeeproperty@lindsays.co.uk

property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.