

# Pavillion Properties

[www.pavillionproperties.net](http://www.pavillionproperties.net)



## Hawkhill

, Dundee, DD2 1DN

## Rental £900 pcm

2 bedroom Flat / Apartment available Now

86 Bell Street, Dundee, , DD1 1HN  
[info@pavillionproperties.net](mailto:info@pavillionproperties.net)

**01382 224446**

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

# Pavillion Properties

www.pavillionproperties.net

- \* Furnished
- \* Fridge Freezer
- \* Parking

- \* Central Heating
- \* Gas heating

- \* Electric Shower
- \* Hob/Stove

## Situation

Large Victorian 2 bedroom fully furnished flat situated in the West End of Dundee within walking distance of both universities and city centre. The property consists of beautiful spacious living area, period fireplace and lovely natural wooden floor. There are 2 large double bedrooms with fitted wardrobes. Kitchen with breakfast bar and additional dining table is situated in this large family kitchen / diner. The property benefits from gas central heating, Washing machine, cooker and fridge freezer. Council tax band-C. EPC rating-D. Landlord registration no- 94203/180/1180.

## Accommodation

Bathroom (Ground Floor)

Bedroom1 (Ground Floor)

Kitchen (Ground Floor)

Living room (Ground Floor)

## Bedroom2

All measurements are approximate.

## Further Information

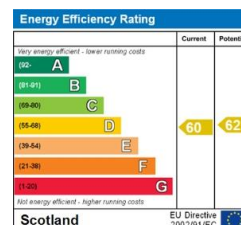
The deposit required is £900

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

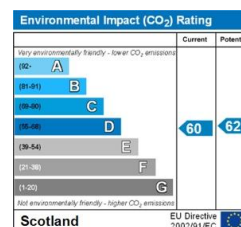
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Creation Date: 18/06/2025

Property Ref: inst-9986

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pavillion Properties, 2025. Pavillion Properties Registered in Scotland No.