

# Pavillion Properties

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



## Malthouse Close

, 58 Nethergate, Dundee , DD1 4EN

## Rental £350 pcm

1 bedroom Studio 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

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\* Furnished

## Situation

Fully furnished bed sit situated in Dundee City Centre close to the Universities. The accommodation consists of open plan bedroom/Living room and kitchen with cooker, fridge freezer and washing machine, separate bathroom with toilet and shower. The property benefits from double glazing, electric heating and security door entry. Ideal small bed sit central to all education facilities and amenities. Property is protected with a hard wired smoke detector, Council Tax Banding = A, EPC Rating = C Landlord Registration Number = 476048/180/13521

## Accommodation

All measurements are approximate.

## Further Information

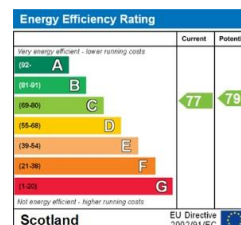
The deposit required is £350

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

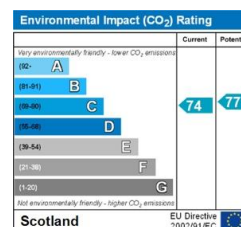
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 6 Months

## 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: 25/07/2025

Property Ref: inst-6823

## 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.