

Portfolio



FLAT 14, 17 HAWKHILL

Dundee, DD1 5DX



Fixed Price £160,000

0333 344 2855 | property@portolio.co.uk



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Tenanted 4 bedroom student accommodation in the centre of Dundee.

This purpose built student accommodation is only a short walk from Dundee and Abertay Universities, there is also a bus stop directly outside with buses running every 8 minutes to St Andrews University. The accommodation comprises four double bedrooms each with its own ensuite shower room and large open-plan kitchen/living space. The property benefits from double glazing and electric heating.

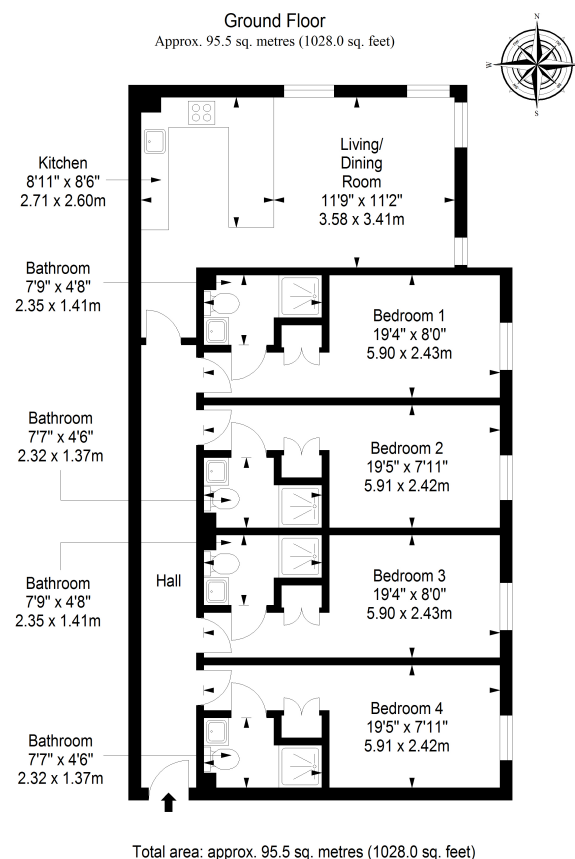
In January 2025, The Hub owners formed a Limited Company by Guarantee. All owners are members with a minimal liability of £1. Rental income is paid monthly to owners based on rooms owned and types as increments depending on room types owned. A service charge budget is agreed annually by owners by vote to cover all running costs & lifecycle projects. Service charge incs, buildings insurance, WIFI, electricity, minor repairs, call outs along with staff wages, marketing, website, bookings software, legal/bank fees and annual compliance servicing. HMO licence every 3 years (2025 cost £1290) this is deducted from rental statements and process organised by site management.

Dundee is only an hour away from the central belt and it benefits from its proximity to the river Tay and to the unspoiled beauty of Scotland's highlands on its doorstep. The regeneration of the city as part of a £1 billion investment continues apace, with changes most

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FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Complaint
- Student Accommodation
- 4 Bedroom
- Annual Rental Income £12,000
- Current Yield 7.5%
- No Management Fees
- 5 mins walk to Dundee University and 10 mins walk to Abertay University
- Buses running every 8 minutes to St Andrews University
- On-site Management Team



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.