

FOR SALE BY ONLINE AUCTION

AUCTION DATE: 3rd DECEMBER 2026

CITY CENTRE

HIGH QUALITY FOUR BEDROOM FLAT

ESTABLISHED STUDENT HUB IN CLOSE PROXIMITY TO DUNDEE UNIVERSITY

GUIDE PRICE : £100,000

INVESTMENT OPPORTUNITY

FLAT 17, BLOCK C, 17 HAWKHILL, DUNDEE, DD1 5BL

CONTACT: s.robertson@shepherd.co.uk | Tel: (01382) 878005 | **shepherd.co.uk**

SHEPHERD

PROPERTY AUCTIONS

Location



LOCATION

Dundee is located on the east coast of Scotland approximately mid way between Aberdeen (65 miles) to the north and Edinburgh (80 miles) to the south overlooking the Tay Estuary and has a resident population of around 155,000 persons and a catchment of some 235,000 persons. It is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The subjects are situated within a mixed residential and commercial locality within Dundee City where surrounding properties comprise residential units, Dundee University campus and various commercial premises including retail and public houses. The subjects are convenient to most local amenities and public transport facilities.

DESCRIPTION

The subjects comprise a 4-bedroom flat. All bedrooms have en-suite facilities.

The subjects form part of a mid terraced five storey building which forms part of a 115-unit development.

It is understood the property was constructed in approximately 2006.

The main walls would appear to be of steel / frame construction externally clad in concrete block and masonry infill with a render finish and facing brick features.

Description

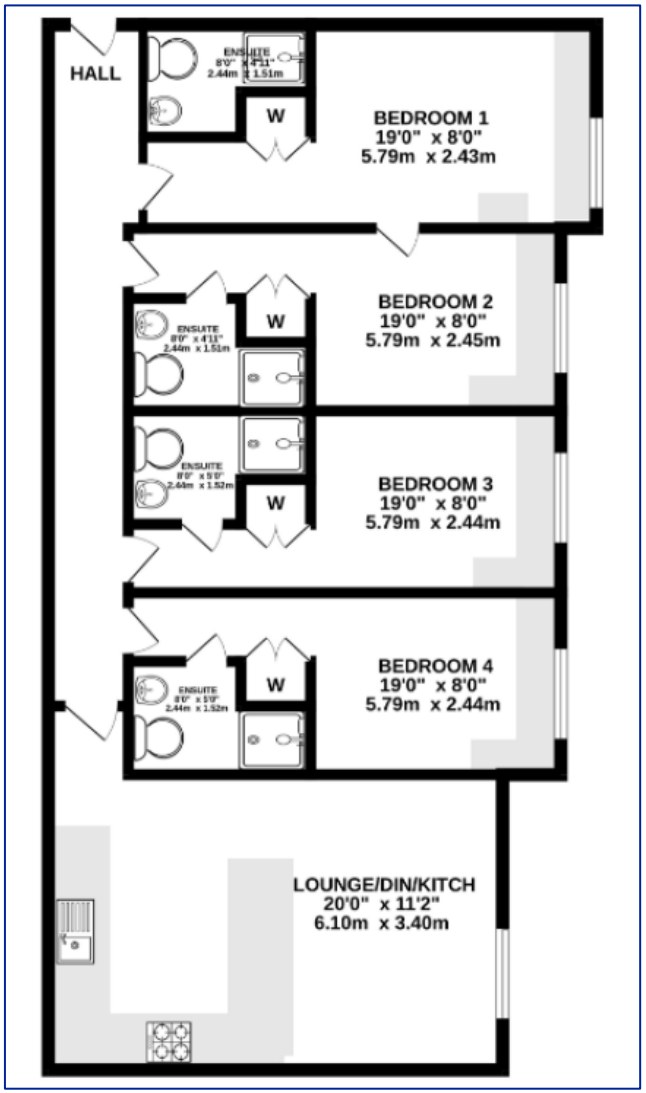
PLANNING USE

The flat is open for occupation to students enrolled in full-time courses at a Higher or Further Education institution located within the Dundee Local Authority area. Outside education term times, the flat may also be occupied by business/conference delegates and tourists visiting the city. Details are available in the Legal Pack.

COMPANY MEMBERSHIP

Flat owners may apply to join, as members, Owners in Common (The Hub) Limited which has responsibility for management and maintenance (see opposite).





MANAGEMENT AND MAINTENANCE

The Legal Pack contains a document that sets out: -

- the company's approach to the management and maintenance of common parts, which includes a commitment to prioritise proactive long-term lifecycle maintenance as well as routine maintenance and repairs, recovered through a Service Charge payable by the owners on a proportional basis, according to the number of bedspaces owned.
- Budgeting is done annually for the operational expenditure and common parts maintenance.
- Repair works are carried out by retained on-site staff or external contractors, as appropriate.

ACCOMMODATION

Number	Floor	m^2	ft^2
Flat C 17	**Fourth**	95	1,023
Total		**95**	**1,023**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Description













The Detail

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £100,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC can be made available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Scott Robertson
s.robertson@shepherd.co.uk

Gavin Russell
g.russell@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: (01382) 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026

SHEPHERD
PROPERTY AUCTIONS