

235 Dickson Avenue, Dundee  
DD2 4DD





## Summary

Top floor apartment with stunning River and Sidlaw views located within a popular area, which offers comfortable accommodation and comprises: spacious and bright lounge, kitchen with a range of fitted units, bathroom with three-piece suite and two well-proportioned double bedrooms. Practical attributes include double glazing, gas central heating, and ample storage throughout the property. The property comes with well-maintained communal gardens and on street parking readily available. Please note: property has RAAC, some remedial works have been undertaken to the roof, and supporting documentation is available from the selling agent.

## Features

- Top Floor Apartment
- Popular Residential Area
- Lounge
- Dining/Kitchen
- 2 Bedrooms
- Bathroom
- Permit parking
- GCH; DG; EPC - D
- Secure Entrance

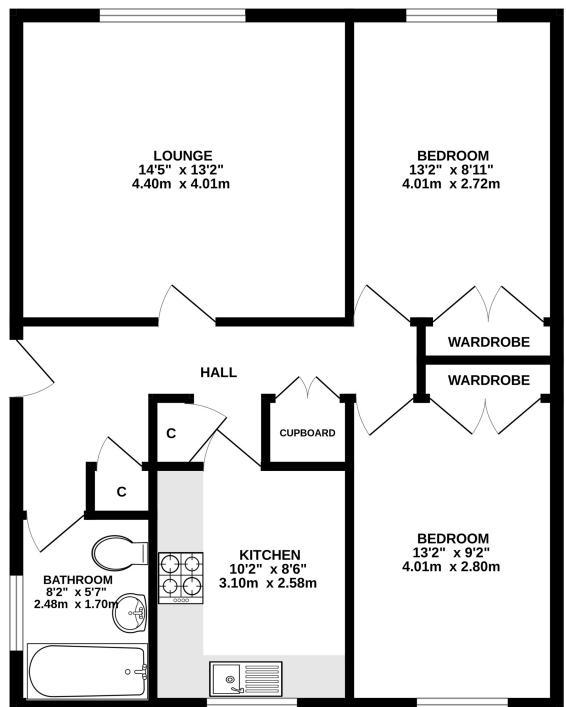
## Room Measurements

Lounge: 14' 5" x 13' 3" (4.39m x 4.04m)  
Kitchen: 10' 2" x 8' 6" (3.10m x 2.59m)  
Bedroom: 13' 7" x 9' 0" (4.14m x 2.74m)  
Bedroom: 13' 6" x 9' 0" (4.11m x 2.74m)  
Bathroom: 8' 6" x 5' 6" (2.59m x 1.68m)



# Floorplan

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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