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**106 DICKSON AVENUE, DUNDEE DD2 4EH**  
**OFFERS OVER £115,000**

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HOME REPORT VALUATION £115,000.00

EPC RATING D



This two-bedroom end-terrace villa is located within a popular residential area in Dundee. There is easy access to many amenities including shops, supermarkets and transport links. The property is well decorated and maintained throughout and is in move-in condition.

The front door opens to the hallway providing access to the ground floor accommodation. The kitchen to the front of the property is fully fitted with both wall and base units providing ample work surface space and storage space. A tiled splashback borders the work surface, and the room is floored with solid wood. There is an integrated hob and oven, a stainless steel sink and draining board in front of the large window which overlooks the garden area.

To the rear of the property is the spacious living room. The space features and large window which is south-facing and provides views down to the River Tay. The room is fitted with a plush carpet and has been decorated to a high standard.

A wooden staircase provides access to the first floor accommodation. The master bedroom shares the same stunning views as the lounge through its large south-facing window. The room has ample storage provided by the large built-in wardrobe with sliding doors. The second bedroom is sizeable and is found at the front of the property. The modern bathroom consists of a vanity unit, W.C., basin, bath, heated towel rail and shower over the bath. The room also provides access to the attic space through a pull-down Ramsey ladder.

Viewing is highly recommended to fully appreciate this property and its views.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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