




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

17 Lilybank Mews

DUNDEE, ANGUS, DD4 6EQ

DUNDEE

The 'City of Discovery' commonly known as Dundee has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee, which is due to open in 2018. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This coupled with two world-class universities, some very good schools and a leading further education college. We have recently agreed to sponsor the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.



17 LILYBANK MEWS

We are delighted to offer onto the market this beautifully presented two bedroom first floor flat situated in close proximity to the town centre in an ideal spot for professionals, couples and first-time buyers. Approach the property through the secure entry phone system and climb the stairs to the first floor. Walk into a long 'L' shaped corridor with doors to all rooms, cupboard above housing meter and fuse box, phone entry system and built-in cupboard with shelving. The living room/dining room is accessed at the front on the right and works well with being open plan to the kitchen. The living room enjoys two side-facing windows with double glazed doors opening up to a Juliet balcony. The kitchen enjoys a range of eye and base level units with roll top work surfaces incorporating one and a half bowl stainless steel sink

unit with mixer tap and drainer. Built-in oven with four-ring gas hob and extractor fan above. Space and plumbing for washing machine and dishwasher and further space for upright fridge/freezer.

The master bedroom is located at the end of the corridor on the left with walk-in wardrobe with hanging space and access door onto the balcony, which runs along the side of bedroom two. Bedroom two is a double in size with fitted wardrobe. The family bathroom is a three piece suite with power shower over bath finished in a modern white finish with a heated towel rail.

The property comes with underground secure parking and guest parking upstairs out the front.



A MODERN TWO DOUBLE BEDROOM FIRST FLOOR FLAT - IDEAL FOR PROFESSIONALS, COUPLES AND FIRST-TIME BUYERS

THE DETAILS

Approximate Dimensions
(Taken from the widest point)

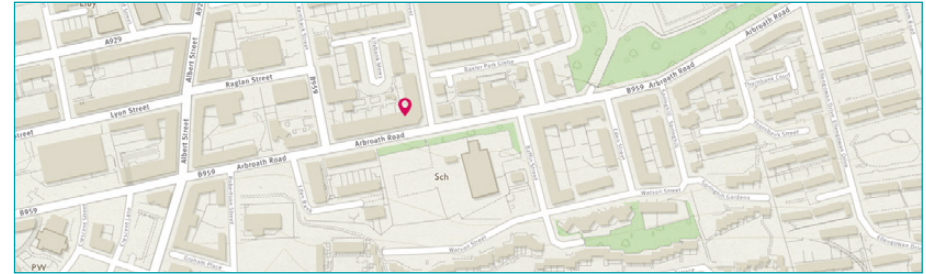
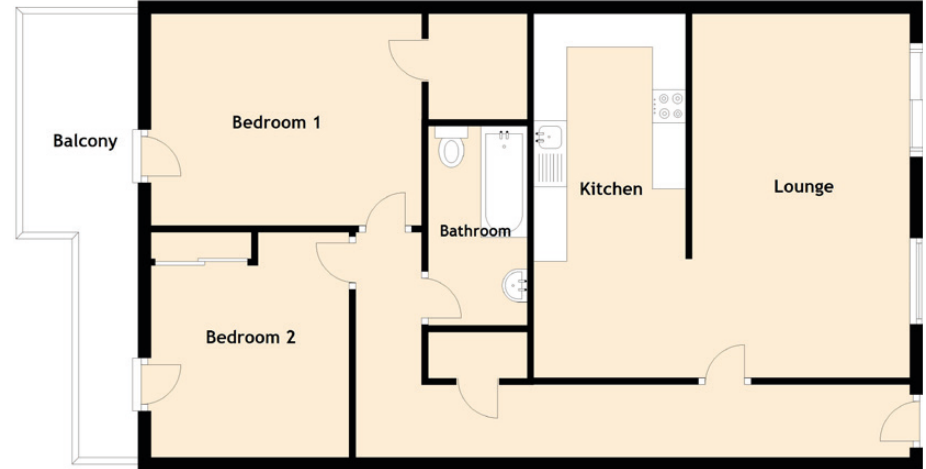
Lounge	5.50m (18'1") x 3.30m (10'10")
Kitchen	5.50m (18'1") x 2.30m (7'7")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m²): 80m²

EPC Rating: B

Buyer's Premium Value: £2,500

Extras (Included in the sale): Floor coverings, light fittings and appliances.



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Proud Main Club Sponsor

DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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