




Solicitors & Estate Agents
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20 Lilybank Mews
DUNDEE, ANGUS, DD4 6EQ



BEAUTIFULLY PRESENTED TWO BEDROOMS GROUND FLOOR FLAT // UNDERGROUND SECURE PARKING AND GUEST PARKING UPSTAIRS OUT THE FRONT

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities,

some excellent schools and a leading further education college, Ninewells Teaching Hospital, plus an excellent range of leisure facilities to cater for all the family.

We are delighted this beautifully presented two bedrooms ground floor flat situated in close proximity to the town centre in an ideal spot for professionals, couples, investors and first-time

buyers. The property is in good decorative order throughout and comprises of a bright large lounge with space for a dining area from the lounge is patio doors which leads out to the balcony with views over the River Tay.

The kitchen is fitted with modern wall and base units with space for appliances. The family bathroom is a three piece suite

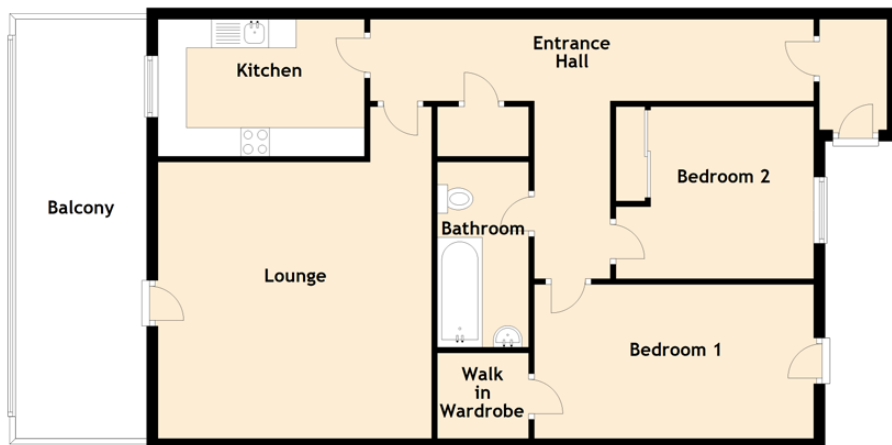
with power shower over bath finished in a modern white finish. There is two double bedroom with built in wardrobes.

The property comes with underground secure parking and guest parking upstairs out the front. We highly recommend early viewing to appreciate the accommodation and location of the property.

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SPECIFICATIONS / FLOOR PLAN & LOCATION

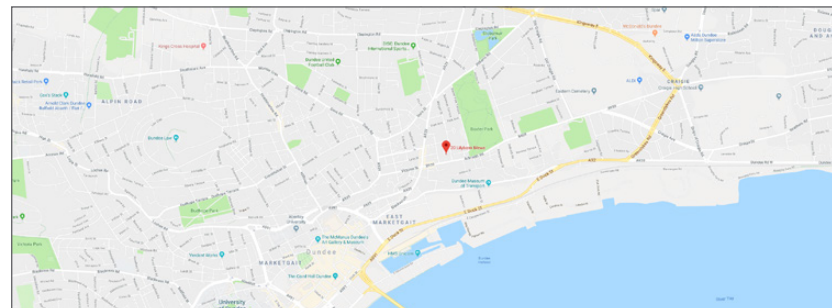


Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 4.80m (15'9")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Balcony	7.10m (23'4") x 2.40m (7'10")
Bedroom 1	4.90m (16'1") x 2.70m (8'10")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m2) : 78m² // **EPC Rating :** B

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



**Part
Exchange
Available**



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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