



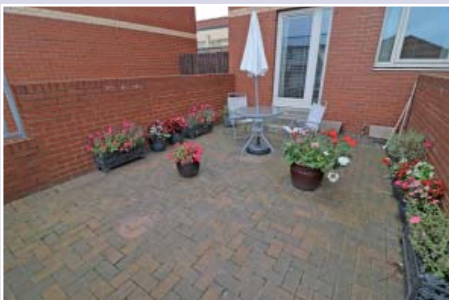
MICHAEL A. BROWN

— Solicitors & Estate Agents —



1 Lilybank Mews, Dundee, DD4 6EQ

Offers over **£140,000**



- Ground Floor Flat
- Large Balcony
- Garden Patio
- Basement Car Parking
- Combi GCH; UPVC; Entry Phone
- Private Entrance
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Newly Fitted Shower Room

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This very spacious GROUND FLOOR FLAT is situated in a recently converted mill complex with surrounding new build housing, all completed to a modern high standard. Private ground floor entrance door and inner vestibule. The flat benefits from a large balcony with barbeque area, laminate flooring, combi gas central heating, UPVC double glazed patio doors and windows and a security entry phone system. There is an enclosed, private garden patio, dedicated basement car parking space, bike store (remote basement access gate onto Morgan Street). Additional external courtyard car parking and amenity areas. The property is situated off Arbroath Road/Morgan Street with Baxter Park and both Glebelands Primary School and Morgan Academy, all close by.

GROUND FLOOR

ENTRANCE VESTIBULE

Private ground floor entrance door. Tiled floor.

ENTRANCE HALL

Inner door from vestibule to hall. Beech laminate flooring. Large cloaks cupboard. Entry phone.

LOUNGE/DINING ROOM

A bright and spacious lounge with dining area. French door opens out onto the canopied veranda.

VERANDA

Large cupboard veranda area with sitting and barbeque area.

KITCHEN

Fully fitted with modern beech finish wall and base units and granite effect worktops. Wall unit housing combi gas boiler. Integral stainless steel glass hob, oven and chimney hood filter above. Inset 1½ bowl sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for upright fridge freezer. Beech laminate flooring. Ceiling spotlights. Window overlooks veranda.

DOUBLE BEDROOM

French door opens out onto the veranda. Large walk in "his" and "her" fitted wardrobe. Beech laminate flooring.

DOUBLE BEDROOM

Built in double wardrobe with mirror sliding doors. Oak laminate flooring.

BATHROOM

Recently refitted to a high standard. Wet wall to dado height. Large walk in glazed shower compartment with thermostat rainforest and hand shower fittings. Attractive vanity unit with wash hand basin. Toilet. Parador style ceiling with recessed LED downlights. Vinyl flooring. Extractor fan. Chrome towel radiator.

GARDEN/PATIO

Sizeable and enclosed south west facing garden laid out with paving stones. French door from flat.

MUTUAL BASEMENT

CAR PARK

Private, dedicated car parking space. Remote control access door onto Morgan Street. Mutual bike store.

External mutual car parking outside the flat in the courtyard. Bin recess area.

EXTRAS

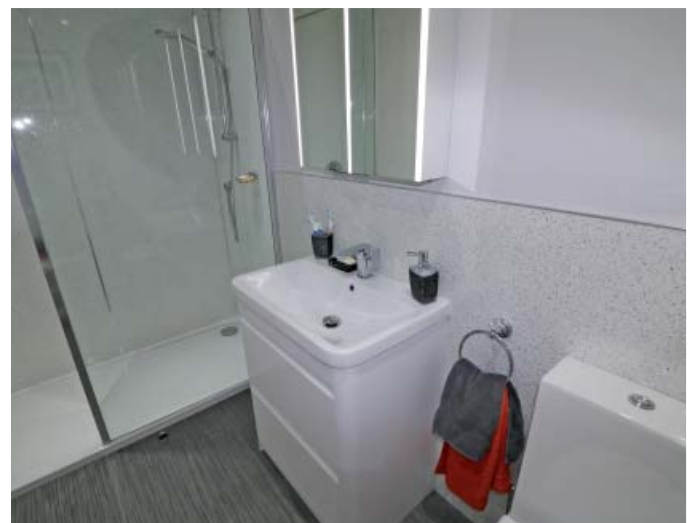
Included are all fitted floor coverings and integral kitchen appliances.

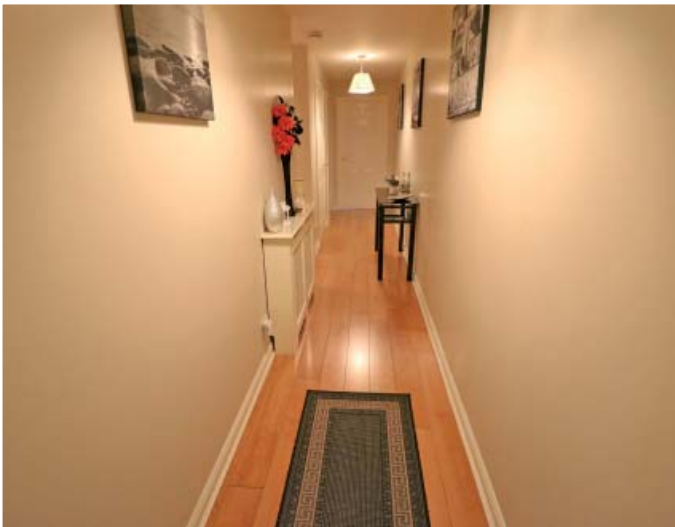
LOCATION

On Arbroath Road turn into Morgan Street and left into Lilybank Mews.

EPC – C

Home Report Valuation - £140,000





ACCOMMODATION

(All measurements are approx.)

Lounge	16'1" x 16'	(4.9m x 4.87m)
Kitchen/Dining	12'1" x 7'8"	(3.70m x 2.37m)
Bedroom 1	16' x 9'4"	(4.87m x 2.88m)
Bedroom 2	10'5" x 10'	(3.2m x 3.06m)
Bathroom	9'6" x 5'2"	(2.92m x 1.59m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are prepared in good faith but are not warranted and do not form part of any contract.
 All measurements approximate.



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