



lindsays

29 Lilybank Mews,
Dundee DD4 6EQ

"Attractive First Floor Apartment close to the City Centre."

- Entrance Hall
- Lounge /Kitchen/Dining
- 2 Bedrooms
- Bathroom
- Balcony
- Security Entry
- Private Parking
- DG, GCH
- Close to City Centre

EPC Rating B

FIXED PRICE £155,000



Description

This well presented first floor apartment, designed for contemporary living is located within a modern development in the popular area of Stobswell. The property is within easy walking distance of Dundee City Centre, Universities and benefits from secure underground parking, security entry, double glazing and gas central heating. The fitted floorcoverings and blinds (where fitted) are included in the sale along with the integrated oven, hob and extractor hood in the kitchen.

The accommodation is bright and spacious comprising; lounge with 'Juliet balcony', open plan through to the dining kitchen with its fitted with floor and wall units and space for dining table and chairs. The master bedroom benefits from a large walk-in wardrobe and doors opening on to a spacious balcony. The second double bedroom benefits from fitted wardrobes and also opens onto the balcony. The bathroom has a three-piece suite with thermostatic shower and glazed screen over the bath. The apartment has its own allocated parking space in the secure underground car park.

The property is sure to be popular with a wide variety of buyers and early viewing is highly recommended to avoid disappointment.

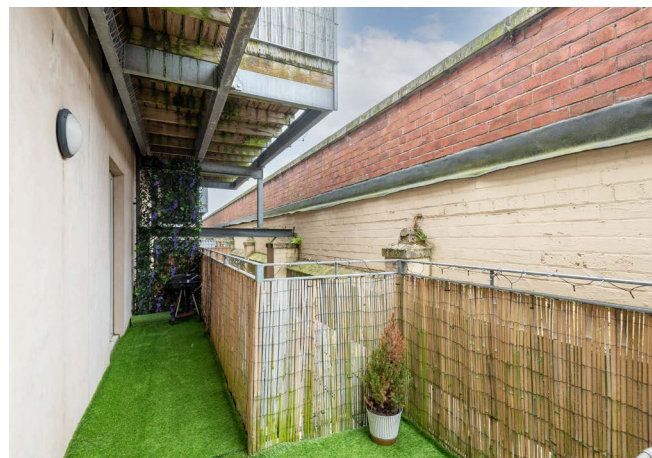
Area

The Stobswell area of Dundee lies to the east of the city and is convenient for all local amenities which include schools, shops, public transport and recreational facilities. The City Centre is nearby with excellent amenities including road, rail and air links, primary, secondary and higher education including Abertay University, high street, city centre and retail park shopping as well as many restaurants, theatres, clubs and cultural events.

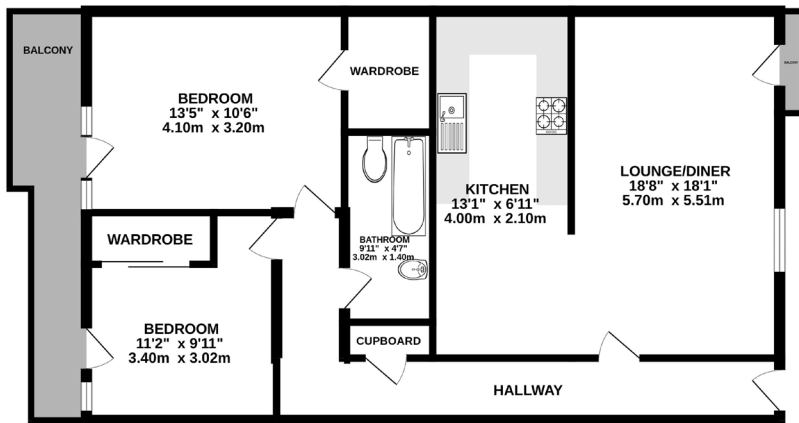
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.