



Thorntons 
The right way to move

Lilybank House,
Lilybank Street,

Friockheim, Arbroath, Angus,
DD11 4TP





Summary

Well-appointed with bright, modern interiors, this extended traditional detached house is set in the village of Friockheim. The home is ideal for a broad spectrum of buyers, including first-time buyers, couples, and families. The generous accommodation comprises a southeast-facing living/dining room with a log burner, a dual-aspect kitchen with a utility room and conservatory, three double bedrooms (two with storage) and a modern shower room. Outside, Lilybank House is complemented by spacious front and rear gardens and a private driveway to two detached garages.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Features

- Detached extended traditional cottage
- Set in the village of Friockheim
- Modern interiors throughout
- Entrance vestibule with storage
- Generous, sunny living/dining area with a wood burning stove
- Double-aspect kitchen with utility room
- Dual-aspect conservatory with garden access
- Sun-lit spacious landing
- Three southeast-facing double bedrooms (two with storage)
- Three-piece shower room
- Private gardens to the front and rear
- Private driveway and garage parking
- Gas central heating and double glazing



“A detached house in Friockheim with three bedrooms, two reception rooms, a kitchen and a shower room.”



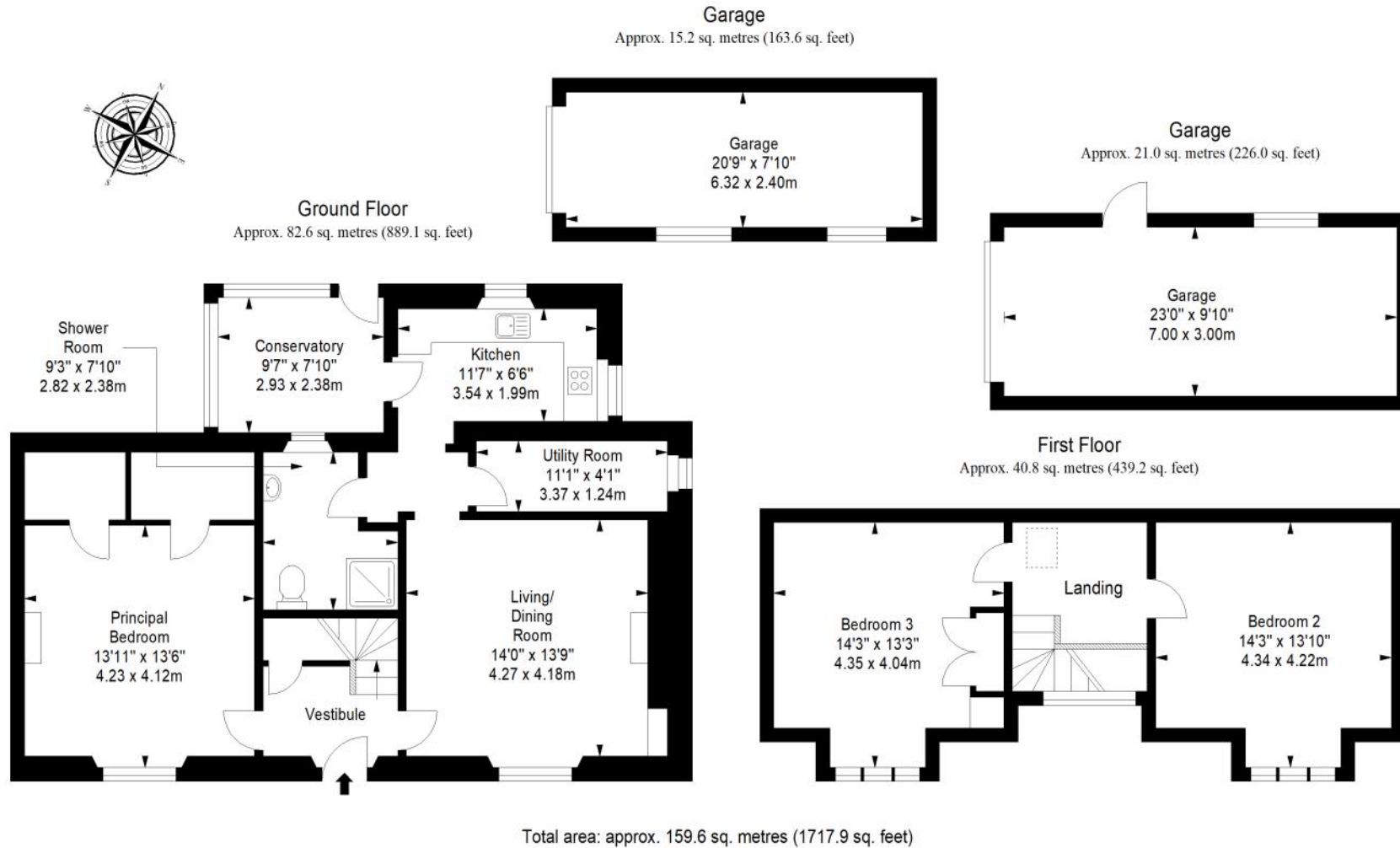




“The extended traditional detached house is set among generous private gardens and ample off-street parking.”



Floorplan





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