



16 Lilybank Terrace, Dundee, DD4 6BG
Offers Over £120,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this ready to live in main door upper duplex apartment located in a popular residential area within walking distance of walking distance of all City Centre amenities, Universities, Bus and Rail Stations.

The subjects are in excellent decorative order throughout and benefit from well proportioned rooms, new kitchen, modern bathroom, double glazing and gas central heating. There are limited views towards the River Tay, taking in the road bridge and Fife beyond from the south facing windows and sun terrace. Neutral décor and quality floor coverings throughout further enhance this property.

Accommodation comprises entrance hallway with connecting door to lounge and carpeted staircase to upper floor; bright and spacious open plan lounge/dining/kitchen with clearly defined areas and built in storage facilities, beautifully appointed kitchen fitted with a range of high gloss base and wall mounted units complementary worktops and splashback tiling, integrated gas hob and electric oven; upper landing with built in storage facilities, connecting doors to bathroom and bedrooms and hatch to attic; stylish bathroom with fitted toilet/vanity unit and bath with electric shower over, full wet-wall panelling and wall mounted medicine cabinet; 2 double bedrooms, one with built in wardrobe/storage facilities; and a single bedroom. Externally there is a private, enclosed south-facing sun terrace.

Being in absolute move in condition this particular property will appeal to a variety of purchasers and early viewing is highly recommended.

- **Walking Distance of City Centre**
- **Nearby Local Amenities**
- **Lounge/Dining/Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Some Items of Furniture Included**
- **Sun Terrace**
- **Residents Car Park**
- **Move In Condition**
- **Lovely Family Home**



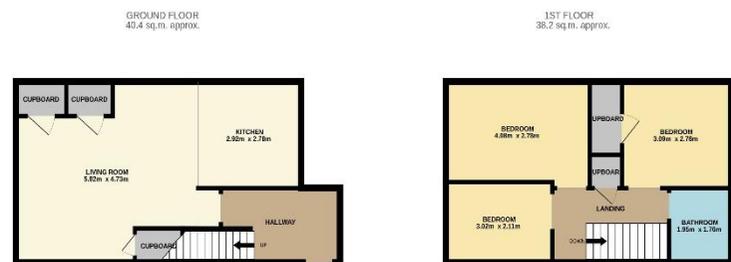
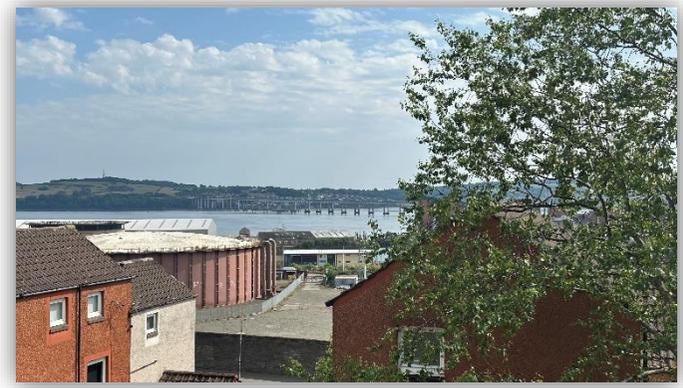
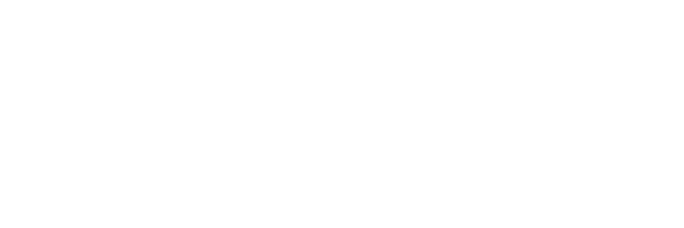
Chamber Practice

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





TOTAL FLOOR AREA: 78.6 sq. m. approx.
When calculating the floor area, it is the net area of the floor slab, defined wall measurement, of doors, windows, chimneys and any other built-in structures and any responsibility for any area outside the building. The price for business purposes only and the seller is not liable for any prospective purchaser. This contract, agreement and application should have not been noted and no guarantee can be made for accuracy or otherwise.



Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, dining furniture and sofas.