







**Thorntons**   
The right way to move

34 Lilybank Terrace, Dundee  
DD4 6BG

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## Summary

The subject benefits from double glazing, gas central heating and will be sold with white goods and floor coverings included - other items of furniture may be available for separate negotiation. The accommodation comprises: lounge/dining room, double bedroom, kitchen and bathroom. There are ample storage facilities throughout. Externally there is an enclosed private garden to the front, accessed through patio doors from the lounge and ample parking is available within the car park area for the development. A wide range of local amenities include public transport and easy access to Dundee city centre including both Universities and Ninewells Hospital.

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## Features

- Ground Floor Flat
- Excellent Commuter Links
- Close to City Centre
- Lounge
- Double Bedroom
- Kitchen
- Shower Room
- Residents Parking
- Enclosed private garden
- DG & GCH

## Room Measurements

Lounge 11'5" x 15'11" (3.47m x 4.85m)  
Kitchen 5'11" x 11'2" (1.81m x 3.40m)  
Double Bedroom 8'9" x 12'10" (2.67m x 3.90m)  
Shower Room 5'7" x 6'5" (1.69m x 1.95m)

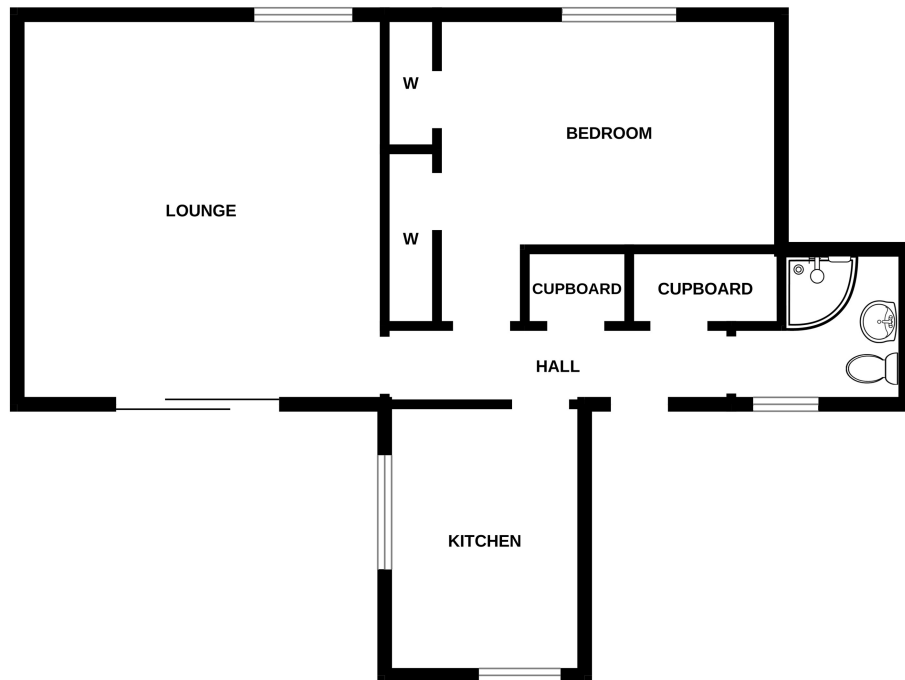






# Floorplan

## GROUND 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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