

**Lilybank House, Lilybank Street, Frickheim, Arbroath, Angus DD11  
4TP**



- Detached extended traditional cottage
- Generous, sunny living/dining area with a wood burning stove
- Dual-aspect conservatory with garden access
- Three-piece shower room
- Private gardens to the front and rear
- Entrance vestibule with storage
- Double-aspect kitchen with utility room
- Three southeast-facing double bedrooms (two with storage)
- GCH; DG; EPC - D
- Private driveway and garage parking

**Offers Over  
£215,000**

**Thorntons** 