



47 Lilybank Terrace, Dundee, DD4 6BQ

Three Bedroom Duplex

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Property Description

Beautifully presented, three-bedroom, main door, double upper flat, with a corner aspect and leafy views. Located quietly in an established residential cul-de-sac, just northeast of Dundee city centre.

Comprises an entrance hall, living/dining room, kitchen, three well-proportioned bedrooms and a family bathroom.

Refreshed throughout, with a good quality fitted kitchen, stylish bathroom, contemporary flooring and modern central gas heating.

Ready-to-move-in, there is double glazing, good integrated storage and tasteful decor.

The area has additional shared greens and extensive, unrestricted residential parking areas.

A bright entrance hallway, with space for outerwear and freestanding storage, opens into the home's spacious, dual-aspect reception room. Stylishly presented and with built-in storage, the well-designed space provides a generous setting for both lounge and dining furniture and conveniently leads into a kitchen. Fitted with contemporary units, worktops and splashback tiling, the kitchen includes space and plumbing for a freestanding cooker, a fridge/freezer and a washing machine.

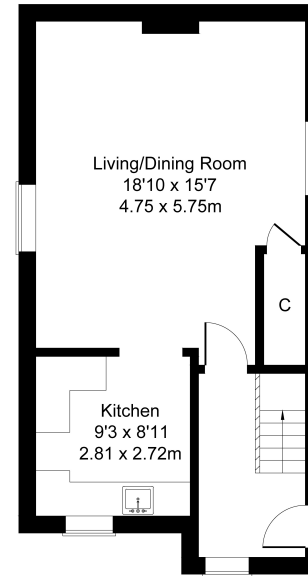
On the upper floor, leading off a naturally lit landing, with storage, the home's three well-proportioned bedrooms continue the modern, wood-effect flooring and stylish presentation of the living space. One of the bedrooms further benefits from built-in wardrobe storage.

Completing the accommodation, a modern shower room features a walk-in shower, a two-piece suite, vanity storage, panel splash walls and stylish tiling.

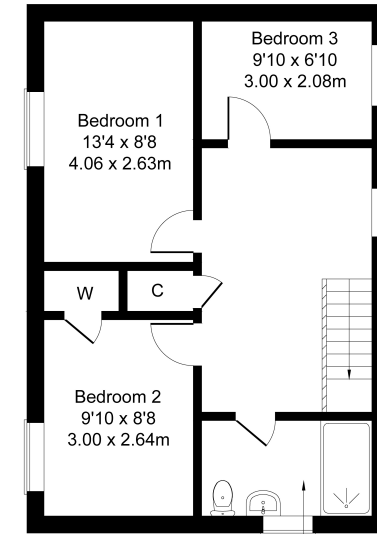


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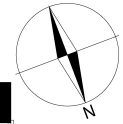
Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Ground Floor



First Floor



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dundee, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels,

leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. Dundee has re-invented itself as a global leader in the technologies industry and as a recognised hub for computer game development. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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