





McEwan Fraser Legal

Solicitors & Estate Agents

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LIFF, DUNDEE, ANGUS, DD2 5SQ



Dundee Skyline - Baxter Park - McManus Galleries - Law Hill Monument









LOCATION

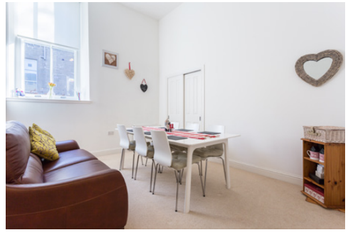
Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

Situated within and forming part of the prestigious Liff Hospital conversion in the sought-after village of Liff. Set within approximately fifty acres of mature parkland with private tennis courts and children's nursery. The property is located within range of all local amenities including shops, schools, Nine wells Hospital, Technology Park, main bus routes in Dundee City Centre and easy access to the Dundee and Perth A90.

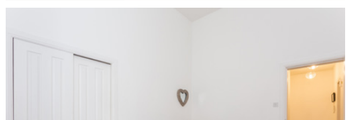
LOUNGE - KITCHEN - DINING/BEDROOM ONE

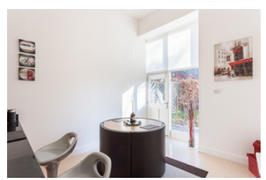









Part Exchange available. We are delighted to offer this immaculate and very versatile converted three bedroom end of terrace town house style property.

To the front is a sectioned off front garden facing due south enclosed by a low wooden fence and ample decking in order to enjoy the evening sunshine. You then walk into the property into a long corridor with three large double wardrobes offering a range of hanging space and shelving.

From here you have the inner hallway which gives access to the large and spacious living room enjoying a front aspect over the garden. A door gives access to the garden and the room enjoys down-lighters. From the inner hallway it then splits two ways. One leads to a staircase with large cupboard with power and light then leading upstairs with reception space, door leading to the rear garden and two-piece cloakroom. The other side leads to the beautiful kitchen/dining room, bedroom three, a family bathroom and utility room. The kitchen is fitted with a range of eye and base level units with roll top work surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer.

Fitted appliances include, upright fridge/freezer, dishwasher, oven with microwave above, gas hob and extractor hob above. Ample space for seating, table and chairs and sofa to be enjoyed with a rear aspect with high ceilings and access to the rear garden. Next door is one of the bedrooms or family room depending what suits the family needs with a real aspect, built in wardrobes and high ceilings. The utility room is next with a range of cupboards, stainless steel sink unit with mixer tap and drainer, under counter space for a washing machine and space for an upright fridge/freezer. The bathroom is of ample size and finished in a three-piece suite with shower over bath, tiled flooring and walls.

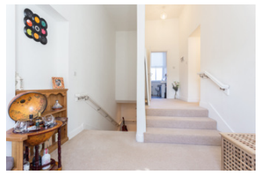
Upstairs you have a spacious landing which could and is used as a open-plan reception room with a rear aspect. From here you have two corridors one leading to a spacious three-piece shower room suite and the other to the two double bedrooms. One enjoying a front and the other a rear aspect both with fitted cupboards. To the rear is a grassed lawn enclosed by hedging and pathway leading to the front of the property.

The property comes with two off-street allocated parking spaces. The grounds exceed fifty acres which makes for lovely evening and weekend walk, security for children to play and access to tennis courts.

BEDROOMS & BATHROOMS









PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

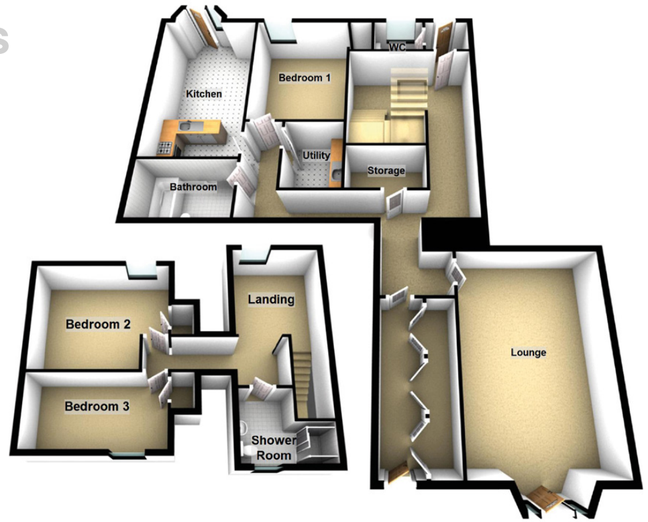
Kitchen	5.94m (19'6") x 3.20m (10'6")
Lounge	6.00m (19'8") x 4.10m (13'5")
Utility	2.40m (7'10") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.40m (11'2")
Bedroom 3	4.30m (14'1") x 2.30m (7'7")
Shower Room	2.80m (9'2") x 2.20m (7'3")
Storage	1.50m (4'11") x 1.50m (4'11")
Bathroom	3.20m (10'6") x 2.00m (6'7")
WC	1.70m (5'7") x 1.20m (3'11")

Gross internal floor area (m^2) - 139m^2

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, blinds and fitted appliances are included within the sale.



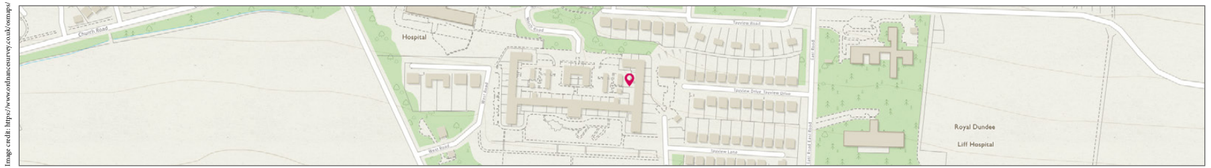


Image credit: https://www.ordnancesurvey.co.uk/osmaps/







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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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