





McEwan Fraser Legal

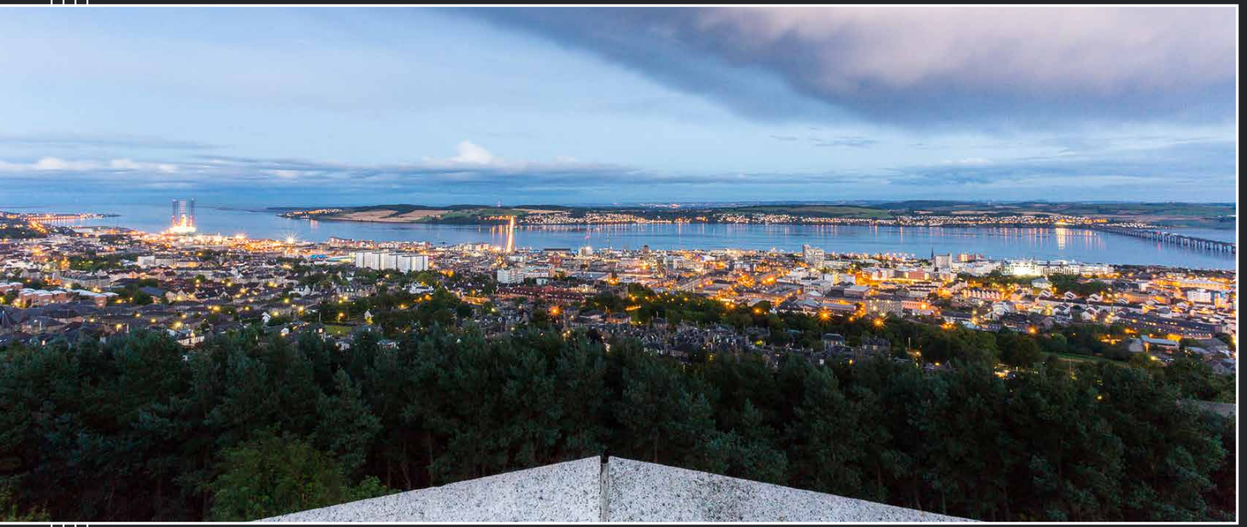
Solicitors & Estate Agents

01382 721 212

# 39 North Road

LIFF, DUNDEE, DD2 5SQ

# THE LOCATION



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.

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. access from Inverness to the year-round sports playground of The Cairngorm National Park.







# THE PROPERTY

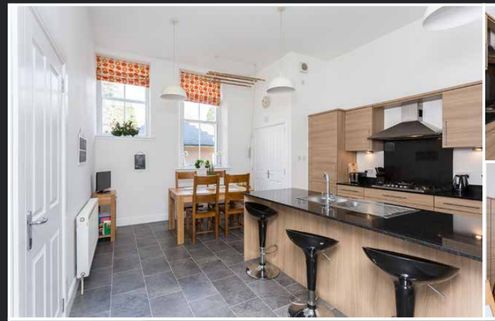


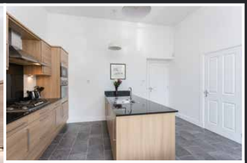




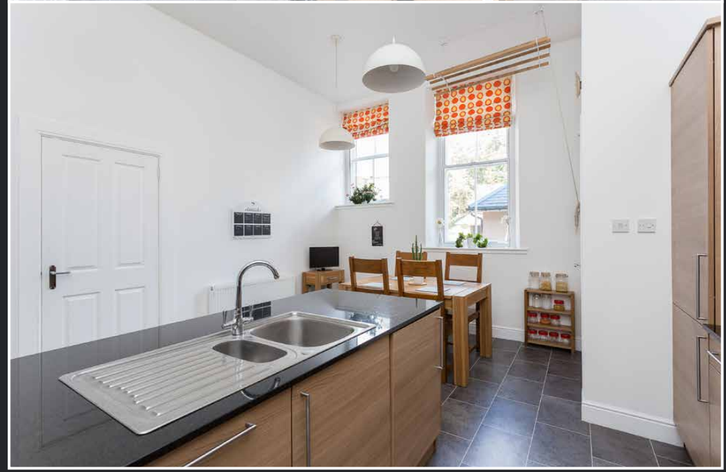
We are delighted to offer this immaculate converted three bedroom mid-terraced town house style property situated in the exclusive 'Liff' development.

To the front is a sectioned off front garden enclosed by wooden fences with artificial grass and paved pathway leading to the front door. From here you have the hallway which gives access to the large and spacious living room enjoying a rear aspect with doors leading out into the private rear garden. From the hallway, you have access to the two-piece cloakroom, stairs to the first floor and access to the kitchen/dining room. The beautiful kitchen/dining room 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 access to the storage cupboard. The kitchen is a very pleasant room with high ceilings and ample windows allowing the light to drain through and fill the room. Upstairs you have a spacious landing with access to the storage cupboard, the beautiful three-piece bathroom suite and three generous bedrooms. The master has a dual aspect and built in storage cupboard. The second bedroom also has a dual aspect and is a generous size. The third bedroom is a double in size which works as a study for the current owner with a mezzanine offering space for a double bed with a ladder for access.

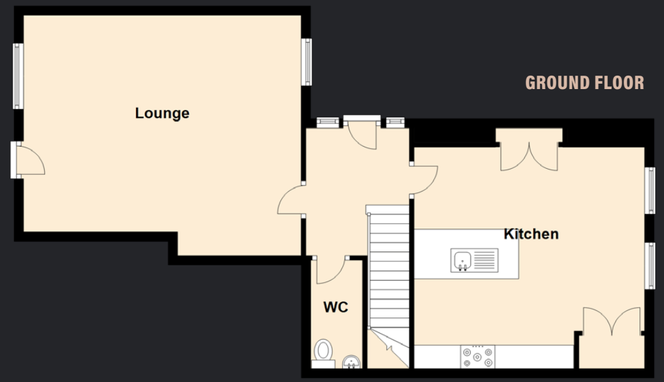


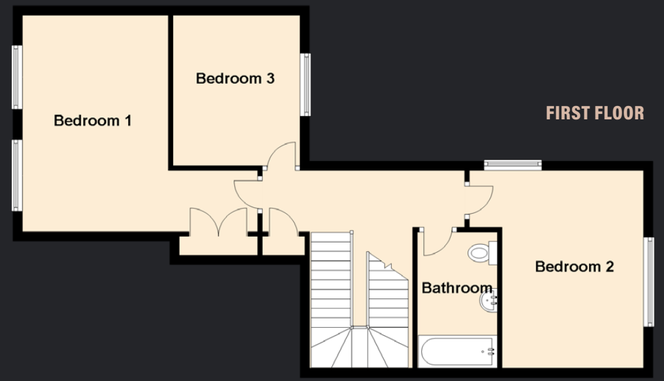











Approximate Dimensions (Taken from the widest point)

| | |
|---|---|
| Lounge | 5.90m (19'4") x 5.10m (16'9") |
| Kitchen | 4.90m (16'1") x 4.40m (14'5") |
| Bedroom 1 | 3.30m (10'10") x 3.10m (10'2") |
| Bedroom 2 | 4.20m (13'9") x 3.70m (12'2") |
| Bedroom 3 | 3.20m (10'6") x 2.70m (8'10") |
| Bathroom | 3.00m (9'10") x 1.70m (5'7") |
| WC | 2.30m (7'7") x 1.10m (3'7") |

Gross internal floor area ($m^2$): 68$m^2$

EPC Rating: D

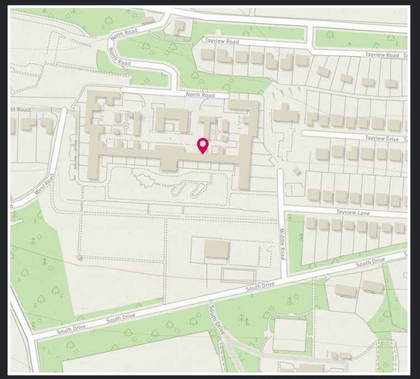



Image credit: https://www.ordnancesurvey.co.uk/osmaps/











To the rear is a patio area with shingling and a private garden area enclosed by hedging and pathway with space for a small shed or summer house. Parking includes 2 allocated spaces with a garage with an up and over door, light and power.

The grounds exceed fifty acres which makes for lovely evening and weekend walk, security for children to play and access to tennis courts.

Ground charges and maintenance are approximately £70 a month.


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk


Part Exchange Available


**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.


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



Text and description
**JAMES KEET**
Surveyor



Professional photography
**GRANT LAWRENCE**
Photographer



Layout graphics and design
**ALAN SUTHERLAND**
Designer