







**Thorntons**   
The right way to move

133 Liff Road, Dundee DD2  
2TG

 1	 3
 1	 EPC C





## Summary

CASH BUYERS ONLY Semi-detached villa of non-standard construction so is unlikely qualify for most mortgage products. This is a good sized semi-detached villa with the accommodation comprising entrance vestibule, hall, lounge, kitchen, rear vestibule, three bedrooms and shower room. this property is in need of upgrading and modernisation but would make an attractive home. The garden to the rear is fully enclosed and laid to lawn with shed, small garden to the front and ample on street parking. The property does benefits from double glazing and gas central heating.

## Features

- CASH BUYERS ONLY
- NON-STANDARD CONSTRUCTION
- Requires complete modernisation and upgrading
- Lounge
- Kitchen
- Three Bedrooms
- Shower Room
- Enclosed rear garden
- Ample on street parking
- DG, GCH, EPC C

## Room Measurements

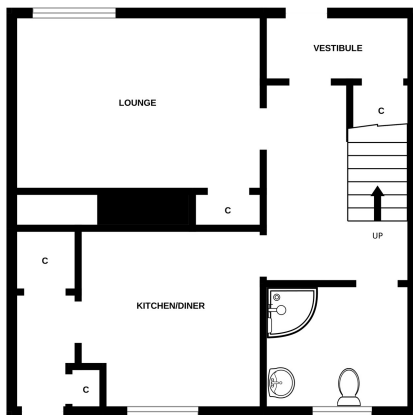
Lounge	10'10" x 15'1"	(3.30m x 4.61m)
Kitchen	9'3" x 11'9"	(2.83m x 3.59m)
Bedroom	11'4" x 13'3"	(3.46m x 4.05m)
Bedroom	11'1" x 11'1"	(3.37m x 3.38m)
Bedroom	9'3" x 11'8"	(2.82m x 3.56m)
Shower Room	6'1" x 6'4"	(1.86m x 1.93m)



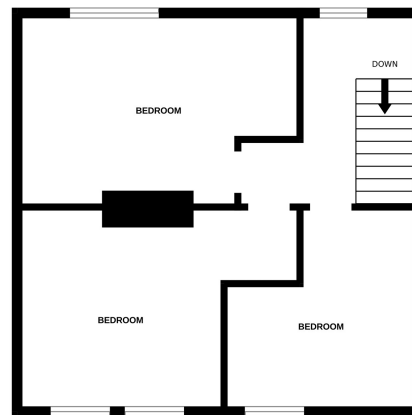


# Floorplan

GROUND FLOOR



1ST 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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