



27 North Road, Liff, DD2 5SQ  
**Offers Over £280,000**

Contact Selling Agent for an  
appointment to view

01382 203000

**Chamber Practice** 



- **Reception Hallway**
- **Open Plan Lounge/Dining/Kitchen**
- **Cloakroom**
- **Family Bathroom**
- **Master Bedroom with En Suite Shower Room**
- **2 Further Double Bedrooms**
- **Gas Central Heating**
- **Partial Double Glazing**
- **Period Features**
- **Private Gardens**
- **Garage & Allocated Parking**
- **Residents Tennis Courts**
- **Lovely Family Home**

Great opportunity to purchase this well presented, deceptively spacious mid terraced villa forming part of the West Green Park private estate, set within approximately 50 acres of beautifully maintained grounds and woodlands of the former Liff Hospital. Whilst enjoying an idyllic rural location nearby amenities can be found in the villages of Liff and Birkhill and the A90 dual carriageway, Kingsway, Ninewells and Dundee City Centre are all within a short drive of the development.

The subjects, in ready to live in condition, benefit from generously proportioned rooms, original period features, stylish fittings and fixtures, partial double glazing, gas central heating and tasteful décor throughout.

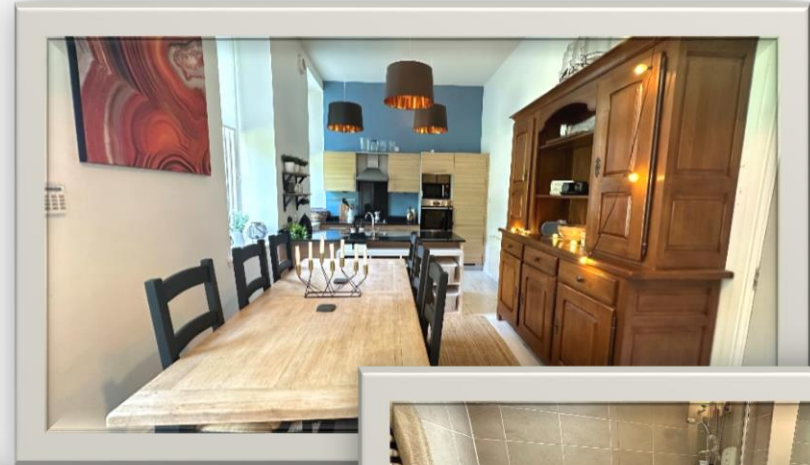
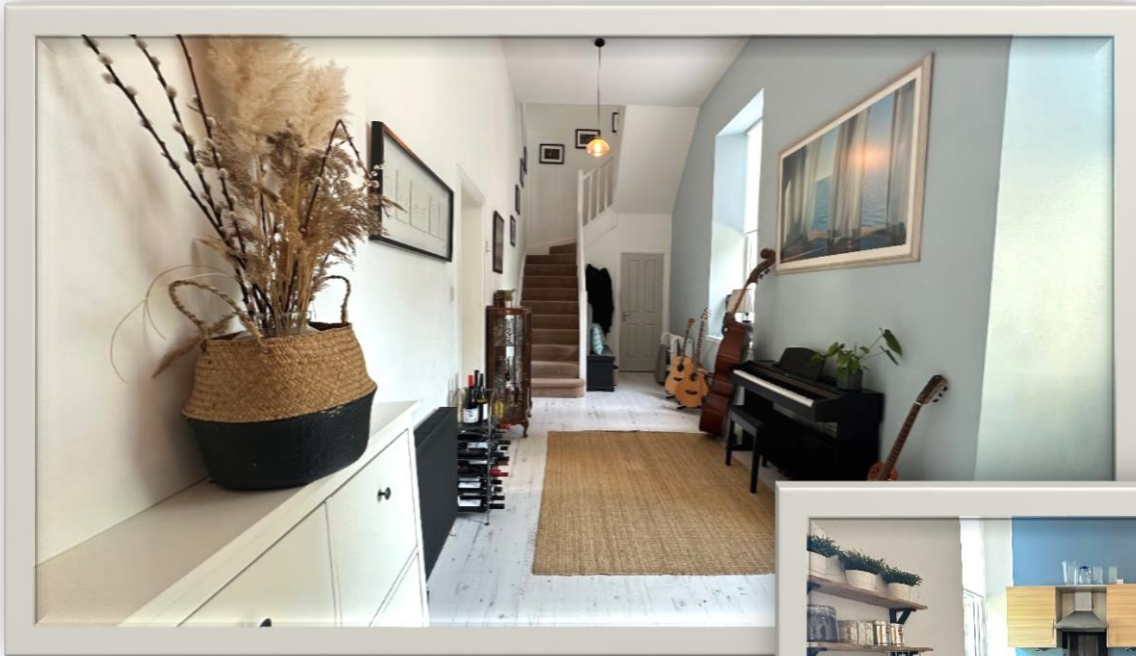
Ground floor accommodation comprises: entrance hallway with three storage cupboards and carpeted staircase leading to upper floor; impressive open plan living space including lounge with focal fireplace and windows overlooking rear garden, dining/family area with part glazed external door leading to rear garden and well appointed kitchen fitted with a range of contemporary units with marble worktops and breakfast bar, integrated hob, oven, fridge freezer and dishwasher; and cloakroom with W.C., wash hand basin and heated towel rail. On the upper floor there is a generous landing, used as a home office by the current owners; a large mezzanine, currently being utilised as a music area; a spacious family bathroom with W.C., wash hand basin and bath with electric shower over; master bedroom with en suite shower facilities; and two further double bedroom with additional mezzanine storage/sleeping areas. Externally there are extensive fully enclosed private gardens to the rear with lawn, raised deck and patio areas, enclosed front garden with patio and gravel areas and a private garage and allocated parking providing ample parking facilities.

It is anticipated that this lovely family home will prove popular and early viewing is highly recommended.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





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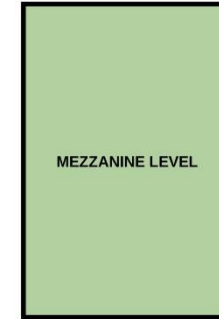
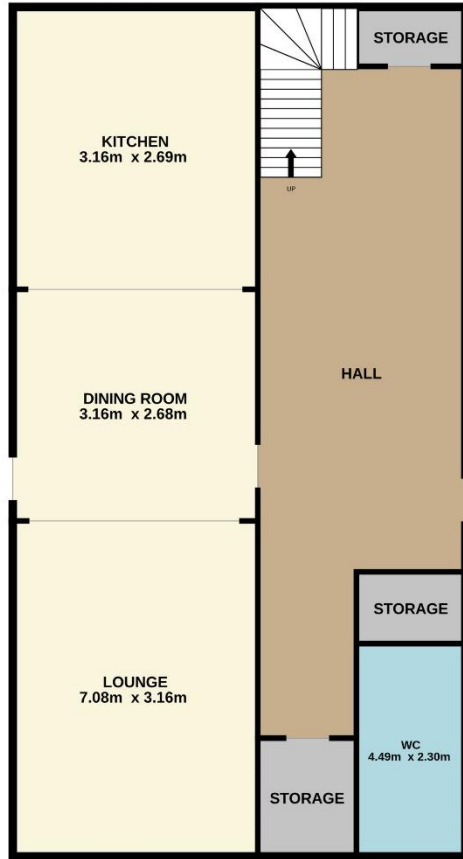
Dundee: 01382 203000

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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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*Included in the sale are all carpets and floor coverings, light fittings, window blinds where fitted, integrated appliances and playhouse.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.