



**lindsays**

**14 Tayview Lane**  
Liff, DD2 5RF

*"A tastefully presented four bedroom detached villa with stunning south facing garden"*

- Vestibule & Hallway
- Lounge
- Kitchen/Diner
- Utility Room
- Cloakroom/WC
- Master Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Integral Garage and Driveway
- Private Gardens

EPC Rating C

**OFFERS OVER £350,000**



## Description

Lindsays are delighted to offer to the market this four bedroom detached villa which is located within the highly prestigious and desirable Cala Development in West Green Park close to the West End of Dundee and the charming village of Liff.

This lovely family home is in walk in condition throughout and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge/freezer, dishwasher, oven and hob in the kitchen.

The ground floor accommodation is bright, warm and welcoming and comprises a comfortable lounge, open plan kitchen/diner enjoying a beautiful aspect over the rear garden with French Doors providing easy access to the south facing patio. The kitchen is fully fitted with ample wall and base units. A useful utility room is located off the kitchen which also provides access to the rear garden and integral garage. A WC cloakroom completes the ground floor accommodation.

The first floor features a delightful master bedroom boasting wall to wall fitted wardrobes and an en suite shower room. There are three further double bedrooms all with fitted wardrobes and the family bathroom with separate bath and shower.

Externally the front garden is laid with chips and mature shrubs and features a mono-bloc driveway leading to the garage. The fully enclosed rear garden is south facing and benefits from sun throughout the day and ideal for summer family entertaining. The idyllic garden has been lovingly maintained by the current owners and is laid with lawn and borders of mature plants and shrubs. There is a large paved patio and a charming pergola with light. There are lights around the garden adding to the outdoor enjoyment throughout the year. Factor fees apply of around £60 per month.

This lovely family home can only be fully appreciated by viewing which is strongly recommended.

## Area

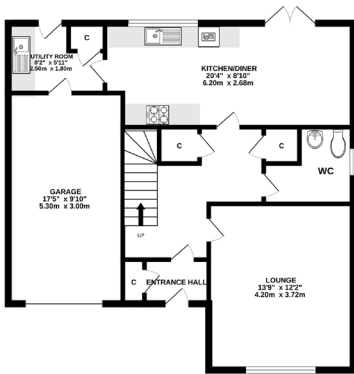
Located within the former grounds of Liff Hospital this property takes advantage of the stunning setting of the West Green Development. The beautiful landscaped grounds have nature trails, private tennis courts, childrens nursery and park. Local amenities can be found in the village with all main amenities just a few minutes away in Dundee. Liff is just minutes from the A90 links north and south to Perth, Aberdeen, Glasgow and Edinburgh.

## Viewing:

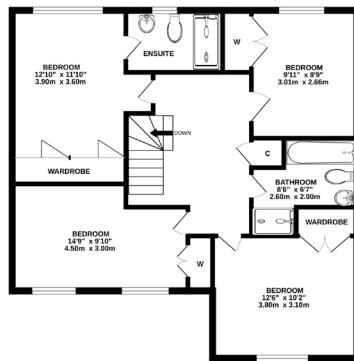
By appointment through RSB Lindsays on 01382 8020500



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with MetreXp ©2024

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.