



lindsays

6 North Road,
Liff, DD2 5SQ

"A bright and airy two bedroom garden apartment within an impressive B Listed Conversion"

- Hallway
- Lounge
- Breakfasting Kitchen
- Master Bedroom with En Suite Shower Room
- Further Double Bedroom
- Family Bathroom
- Gas Central Heating
- Secure Entry
- Front & Rear Secluded Private Gardens
- 2 Parking Spaces

EPC Rating C

OFFERS OVER £175,000



Description

Located within the sought after village of Liff this impressive ground floor two bedroom apartment will appeal to a wide variety of buyers. Number 6 North Road has a lovely light and airy feel due to the large windows and high ceilings and many practical benefits including gas central heating, secure entry and an external store. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, microwave, fridge/freezer, dishwasher and freestanding washing machine in the kitchen.

The accommodation is entered through the secure entrance into a long hallway where you will find the following accommodation: Well appointed lounge, modern breakfasting kitchen, master bedroom with fitted storage and contemporary en suite shower room, further double bedroom also with fitted storage and the family bathroom.

At the front of the property lies a private west facing garden secluded with hedge and laid mainly with lawn. There are two designated parking spaces lying at the side of the hedge. A rare feature with this apartment is it also boasts a larger private garden at the rear. This garden is also secluded by hedge and ideal for enjoying the all day sun. The garden shed is also included in the sale.

Factor Fees are payable which work out at around £89 per month and this includes care of the internal mutual areas and the vast garden grounds which the residents can enjoy.

This charming apartment and gardens can only be appreciated by viewing which is highly recommended.

Area

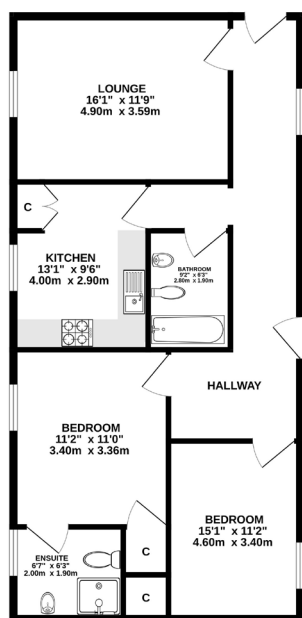
Set within fifty acres of the prestigious West Green development, in the former grounds of Liff Hospital these properties are truly unique and have been carefully designed to maximize the stunning setting and retain the character of the beautiful building. Children's Nursery, park and tennis courts are available on site as part of the development. Local amenities in the village include the primary school. Invergowrie and Dundee are approximately two miles away, Dundee has all the amenities of a major city and the A90 gives easy access to roads north and south, Perth, Aberdeen, Glasgow and Edinburgh.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, 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, fixtures and appliances shown have not been tested and no guarantee as to their availability or otherwise can be given.
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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.