



lindsays

4 Whitelawston Road
Liff, DD2 5SX

"A stylish executive detached villa situated in the charming village of Liff"

- Hallway
- Lounge
- Dining/Kitchen/Living Room
- Utility Room & Cloakroom/WC
- Primary Bedroom with En Suite Shower Room
- Guest Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Driveway & Electric Car Charging Point
- Planning Permission for Ground Floor Extension

EPC Rating B

OFFERS OVER £350,000



Description

Surrounded by picturesque countryside and woodlands this beautiful family home is situated in the sought after village of Liff and ideally located just a few minutes from Ninewells Hospital and the A90 Dual Carriageway to Perth. In move in condition throughout this stylish family home offers spacious accommodation over two levels with practical benefits including double glazing, gas central heating and an electric vehicle charging point.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, double oven, hob and dishwasher in the kitchen.

Entering the home on the ground floor you will find a comfortable lounge with bay window, the hub of the home being the generous kitchen/dining/living room with doors leading to the rear garden, useful utility room and cloakroom/WC. Moving to the upper floor the delightful primary bedroom features two fitted wardrobes and a contemporary en suite shower room. The guest bedroom also benefits from an en suite shower room. There is a further double bedroom and a single room used as a home office. The attic can be accessed via a ladder.

Externally at the front of the villa lies off street parking leading to a garage with charging point. The main garden lies at the rear and being south facing benefits from sun throughout the day. It is laid with an attractive patio and lawn.

Planning Permission has been approved for a single storey extension to the rear of the building. Factor Fees apply of around £50 per month.

This lovely home and idyllic surroundings can only be fully appreciated by viewing which is highly recommended.

Area

Set within the grounds of the former Liff Hospital the property enjoys the advantages of the West Green Development and has the stunning setting with 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.

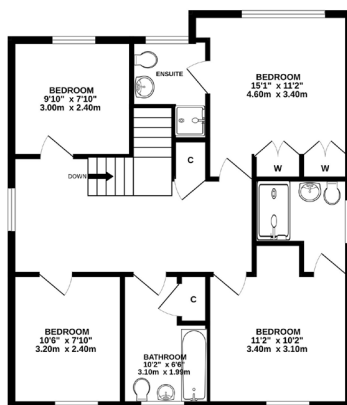
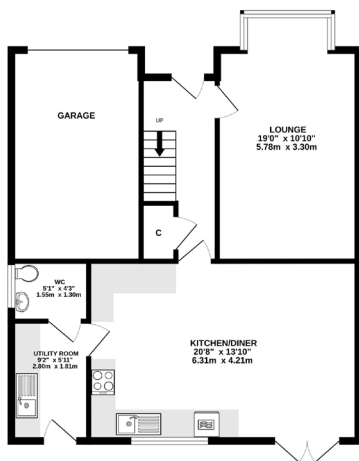
Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 the operability or efficiency 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.