



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## 17 Tayview Lane, Liff, By Dundee, DD2 5RF

Offers over **£420,000**



- Detached Villa
- Fully Upgraded
- Landscaped Mutual Grounds
- Integral Garage & Driveway
- Large Rear Garden
- Combi GCH; DG; Alarm
- Vestibule; Hallway
- Lounge
- Kitchen/Dining/Family Area
- Utility Room/Toilet
- 5 Bedroom (2 en-suite)
- Bathroom with Shower



## 17 Tayview Lane, Liff, By Dundee, DD2 5RF

This exceptionally spacious and tastefully decorated, Cala DETACHED VILLA is situated within the extensively landscaped grounds of the former Liff Hospital on the western outskirts of Dundee.

This family home has been extensively upgraded with a new kitchen, bathroom and bedroom en-suites. In addition to a replacement central heating system and boiler, quality floor coverings, internal oak doors and recessed downlighting.

There is an integral garage and front driveway with parking for two cars and a large, enclosed and beautifully landscaped rear garden. The extensive and impressive landscaped mutual grounds provide nature trails, private tennis courts, children's nursery and park. A relaxing environment for both walking and children's exploration. A few minute's drive from Camperdown Park and Myrekirk Road retail park with its many facilities.





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# 17 Tayview Lane, Liff, By Dundee, DD2 5RF

## GROUND FLOOR

### ENTRANCE VESTIBULE

UPVC front door and side screen. Luxury LVT wood effect flooring. Storage cupboard.

### HALLWAY

Balustrade stairs lead to the upper floor. Luxury LVT wood effect flooring.

### TOILET

Vanity unit with toilet and wash hand basin. Luxury LVT wood effect flooring. Storage cupboard. Opaque window.

### LOUNGE

A spacious and comfortable lounge with large window overlooking the front garden. Units housing integral log effect electric fire. Luxury LVT wood effect flooring.

### KITCHEN/DINING/FAMILY AREA

A very spacious open kitchen and dining/family lounge area. The kitchen has been fully upgraded with matte white wall and base units and marble effect worktops and under wall unit lighting. Integral double oven, a large fridge freezer, dishwasher, microwave and wine cooler. Inset sink with pillar tap with instant hot water. Centre island incorporating electric hob and feature extractor panel above. Larder cupboard. Luxury LVT tile effect flooring. The adjoining and spacious dining/family lounge provides a bright and spacious environment with double french doors which lead out onto the rear garden. Luxury LVT wood effect flooring.

### UTILITY ROOM

Fitted with matte white wall and base units and marble effect worktops. Inset sink with mixer tap and plumbed for automatic washing machine. Luxury LVT tile effect flooring. Built in double storage cupboard housing replacement Worcester combi gas boiler. Courtesy side doors to garage and side garden.

## UPPER FLOOR

### HALL

Large shelved storage cupboard. Cloaks cupboard. Window overlooks front garden. Hatch to large attic.

### PRINCIPLE BEDROOM

Built in triple wardrobes. Window overlooks front garden.

### EN-SUITE

White vanity units with wash hand basin and separate toilet. Large walk-in wet wall shower compartment with thermostat shower and two shower heads. Luxury LVT tile effect flooring. Opaque window. Chrome towel radiator.

### DOUBLE BEDROOM 2

Built in quadruple wardrobes with concertina doors. Window overlooks front garden.

### EN-SUITE

White vanity units with wash hand basin and separate toilet. Large walk-in wet wall shower compartment with thermostat shower and two shower heads. Luxury LVT tile effect flooring. Opaque window. Chrome towel radiator.

### DOUBLE BEDROOM 3

Built in double wardrobes. Window overlooks rear garden.

### DOUBLE BEDROOM 4

Built in double wardrobes. Window overlooks front garden.

### BEDROOM 5

Free standing triple wardrobes. Window overlooks rear garden.

### BATHROOM

Beautifully modernised with white three piece suite. Vanity unit incorporating wash hand basin and toilet. Wall tiled above bath area. Shower tap fitment. Walk in shower. Fully tiled shower compartment with thermostat shower. Opaque window. Chrome towel radiator.

### INTEGRAL GARAGE

Up and over door. Power and light.

### GARDENS

The front garden is laid out with lawn and parking for two cars. The side gardens are paved and with timber garden shed. The large and beautifully landscaped rear gardens enclosed by timber fencing and provides a sunny and semi secluded location. Large paved patio and upper deck. BBQ and seating area. The tiered gardens are laid out with large lawn, shrubs, plants and flower beds. Outside water tap.

### EXTRAS

Included are all fitted carpets, blinds, light fittings and integral kitchen appliances and bedroom wardrobe.

### LOCATION

On Liff Road follow signs for Red Squirrel Nursery.



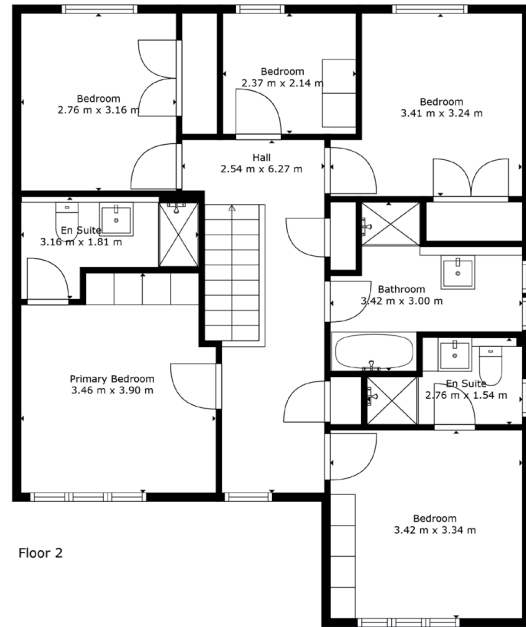
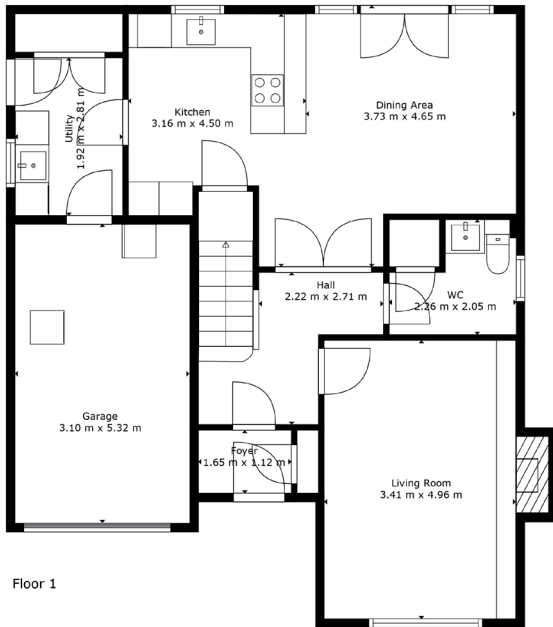
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HOME REPORT VALUATION - £420,000

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These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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