



**lindsays**

**16 Liff Park,  
Liff, DD2 5PH**

*"A beautifully presented detached villa located in a quiet cul-de-sac in popular Liff village"*

- Hallway
- Lounge
- Dining Room/Sunroom
- Kitchen
- 3 Bedrooms
- Boxroom
- Shower Room
- Bathroom
- Landscaped Gardens
- Double Garage & Driveway

EPC Rating D

**FIXED PRICE £310,000**





## Description

Number 16 Liff Park is a tastefully presented detached villa which is set within beautiful landscaped garden grounds in the very desirable village of Liff. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings curtains and blinds where fitted along with the integrated double oven, microwave, washing machine, dishwasher and fridge freezer in the kitchen.

Entering the accommodation on the ground floor you will be immediately drawn to the generous lounge featuring dual aspect windows and a cosy woodburning stove. Doors lead to the delightful dining room/ sun room which boasts lovely views down to the countryside. The contemporary kitchen offers ample floor and wall units and integral appliances. Completing the ground floor is a stylish shower room and double bedroom. Moving to the upper floor there are two double bedrooms with both benefitting from fitted wardrobes, a box room which could be used as a home office and the family bathroom with a jacuzzi bath and shower over the bath. The attic has been floored and is accessed via a Ramsay ladder.

Externally at the front of the property lies a spacious driveway leading to a double garage. There is a useful electric vehicle charging point. There is a side garden laid with stones and an attractive seating area. A pretty secluded garden lies at the rear and is easily maintained being laid with artificial lawn. This lovely space is ideal for enjoying the sun throughout the day and summer family dining. This superb home and gardens can only be fully appreciated by viewing which is highly recommended.

## Area

The charming village of Liff is located on the border of Dundee and Angus on a south facing slope two miles north of the River Tay. It is surrounded by farmland and offers lovely country walks while being just minutes from Dundee City and Ninewells Hospital. There is a village primary school and all main amenities can be found close by in Dundee. The A90 main arterial route to Perth, Edinburgh and Aberdeen is just five minutes drive.

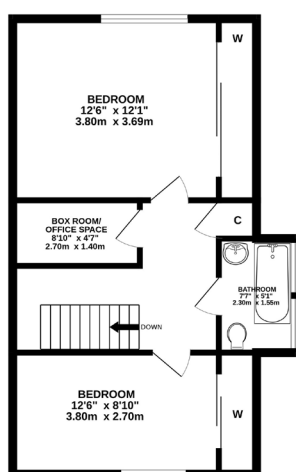
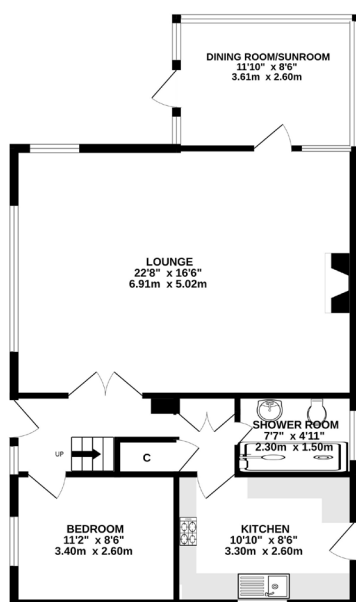
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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.  
Issue with drawings: 02/05/20

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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.