



**lindsays**

18 South Drive  
Liff DD2 5SJ

*"Immaculately presented two bedroom, ground floor apartment in a much sought after location"*

- Reception Hallway
- Lounge/Diner
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Communal Gardens
- Designated Parking

EPC Rating C

**OFFERS OVER £215,000**  
**£15,000 BELOW HR VALUE**





## Description

Lindsays are delighted to offer to the market this immaculately presented two-bedroom, ground floor apartment in a much sought after location. Set within fifty acres of the prestigious West Green development, in the former grounds of Liff Hospital the properties are truly unique and have been carefully designed to maximize the stunning setting and retain the character of the beautiful listed building.

The property is offered to the market in move in condition and comprises: reception hallway, stunning lounge/diner with Turret feature. Modern fitted kitchen, principal bedroom with built in wardrobe and ensuite shower room. There is a further good sized double bedroom and family bathroom with electric shower over the bath. Benefits include many original features including the sash and case windows and gas central heating.

Externally the property sits within stunning communal garden grounds and has two designated parking spaces. There is a monthly factoring fee payable to ensure the area is maintained to the highest standard.

This property will appeal to a number of viewers and early viewing is highly recommended.

## Area

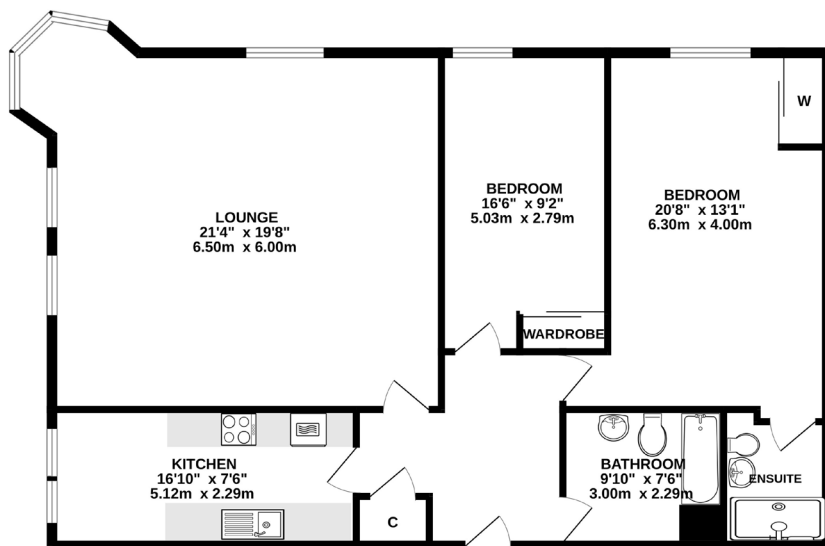
Set within fifty acres of the prestigious West Green development, in the former grounds of Liff Hospital these properties are truly unique and have been carefully designed to maximize the stunning setting and retain the character of the beautiful building. Children's Nursery, park and tennis courts are 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](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 their quality or efficiency can be given.  
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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.