






38 North Road
Liff, DD2 5SQ



A stylish two bedroom terraced townhouse with charming south facing garden.

 2 Bed  1 Bath  1 Reception

Lindsays are delighted to offer to the market this beautifully presented terraced villa situated within the prestigious West Green development set within 50 acres of carefully landscaped garden grounds on the site of the former Liff Hospital. This lovely home is in move in condition throughout and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge, freezer, washing machine, dishwasher and microwave in the kitchen.

On entering the home on the ground floor you will be impressed with the beautiful open plan lounge/dining/kitchen which features doors leading to the south facing secluded garden. A separate WC is also on this floor. Moving to the upper floor there is a delightful master bedroom which boasts a wall of fitted wardrobes, dressing room and en suite bathroom with separate bath and shower. There is a further bedroom which has home office space. Both bedrooms offer glorious views across the manicured lawns towards the River Tay and beyond.

The building itself retains many of its beautiful original features while benefitting from secure entry system and gas central heating. Externally there is a private south facing garden which is laid mainly in lawn with a small patio area. The garden gate leads directly on to the 50 acres of leafy garden grounds with woodland walks and tennis courts. There is both a spacious garage and a designated parking space within a few steps of the main entry to the property.

This lovely home will suit a variety of buyers and is just a few minutes drive from the western edge of Dundee and Ninewells Hospital.

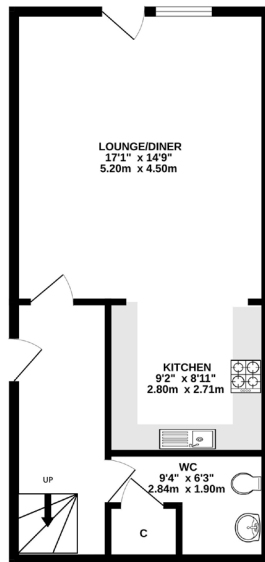
Features

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Downstairs WC
- Principal Bedroom with En Suite Bathroom
- Further Bedroom/Home Office
- Gas Central Heating
- Secure Entry
- Front Garden
- Garage & Parking Space
- EPC Rating C

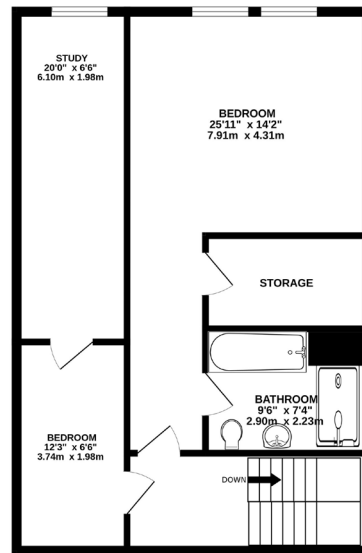
Fixed Price £195,000

£15k below HR valuation

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 their operability or efficiency can be given.

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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.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 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.