






1 The Steading,
North Mains of Liff, Muirhead DD2 5QW



Beautifully presented three bedroom steading conversion in a much sought after location

 3 Bed  1 Bath  2 Reception

Lindsays are delighted to offer to the market this beautifully presented three bedroom converted steading in a much sought after location. Situated in a lovely semi rural location you are surrounded by open fields but with the peace of mind that there are neighbours close by.

The accommodation is presented to the market in move in condition and comprises: hallway, bright and spacious lounge with patio doors leading to the garden and a large dining kitchen with a number of integrated appliances and direct access to the garden. There is also a useful downstairs bedroom which could be utilised as a study depending on the buyers requirements and a family bathroom with shower over the bath. Upstairs there are two good sized double bedrooms both with built in storage while the principal also has an ensuite shower room. Benefits include double glazing and gas central heating.

Externally there is off street parking in the communal courtyard which leads to the integral garage. This has an electric door and has power and light. The rear garden is fully enclosed and is laid with a combination of lawn and monoblock.

Early viewing is highly recommended to fully appreciate the property on offer.

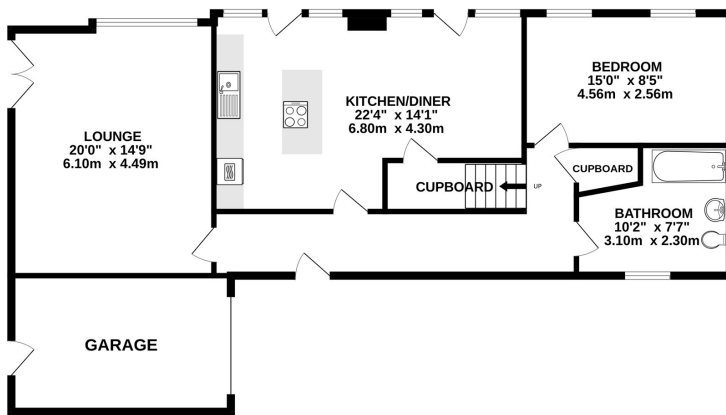
Features

- Hallway
- Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Garage
- Gardens
- EPC Rating C

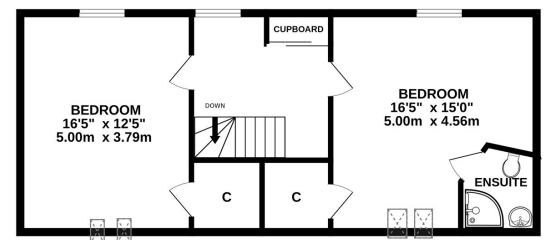
Offers Around £295,000

Home Report Value £320,000

GROUND FLOOR



1ST 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 operability or efficiency can be given.
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The property is situated a short distance to the villages of Muirhead and Birkhill which lies to the north west of the city of Dundee in the county of Angus. A number of local amenities can be found in these villages including the famous "Birkhill" Inn which is ideal for family dining. It is also a short distance from Piperdam leisure resort, Camperdown Park, Templeton Woods, Downfield Golf Club and the Kingsway Retail Park. Dundee City Centre

is within easy reach along with the main A90 dual Carriageway which provides excellent access to both Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.