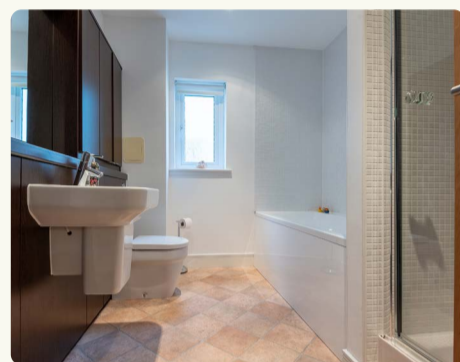
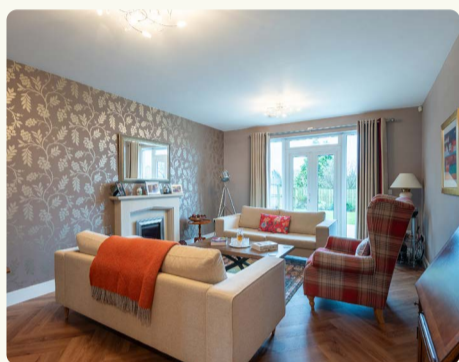




18 Tayview Road,  
Liff, DD2 5PE



*Spacious detached family home in move-in condition throughout.*

5 Bed   3 Bath   3 Reception

Lindsays are delighted to bring to market this superior detached family home, beautifully presented and set within the picturesque and highly sought-after village of Liff. Surrounded by attractive countryside and woodland walks, the location offers an ideal balance of peaceful rural living and everyday convenience, lying only minutes from Ninewells Hospital and with easy access to the A90 dual carriageway to Perth. The property is offered in true move-in condition throughout, with generous accommodation over two levels, benefitting from gas central heating, double glazing along with under floor heating throughout the downstairs and solar panels. All floor coverings, fitted blinds and integrated white goods are included in the sale.

A welcoming hallway with excellent storage introduces the home, with further storage also provided on the upper level. The impressive upper landing is notably spacious and currently used as an additional sitting area, creating a relaxed, flexible space. A convenient WC is set off the main hallway.

The kitchen, dining and family room forms the heart of the home. This large, modern open-plan space is ideal for contemporary family living, combining a stylish fitted kitchen with integrated appliances, including a wine fridge, with generous areas for dining and relaxation. Patio doors lead directly to the rear garden, enhancing the bright, sociable atmosphere and creating a seamless indoor-outdoor connection. Adjacent to this room is a useful utility room offering further storage and providing internal access to the garage, adding convenience and practicality to everyday life. The lounge is bright and spacious, with patio doors opening to the garden and an open-plan feel that flows naturally towards both the hallway and dining room. The separate dining room offers a comfortable setting for family meals or entertaining.

Upstairs, the substantial primary bedroom is a standout feature of the property. It includes a walk-in wardrobe and a luxurious ensuite with a walk-in shower and his and hers sinks. The guest bedroom is a generous double with built-in storage and its own ensuite shower room. Three further bedrooms offer excellent flexibility, with two including built-in storage and the remaining room currently utilised as a home office. A stylish family bathroom with a separate bath and walk-in shower completes the upper accommodation.

Externally, the home features a spacious driveway suitable for multiple vehicles and a double garage. The front garden is neatly maintained, while the large rear garden is fully enclosed and offers an ideal space for families. It is beautifully landscaped with an expansive lawn, a generous decked area perfect for outdoor dining, a chipstone drying area and a garden shed which is included in the sale.

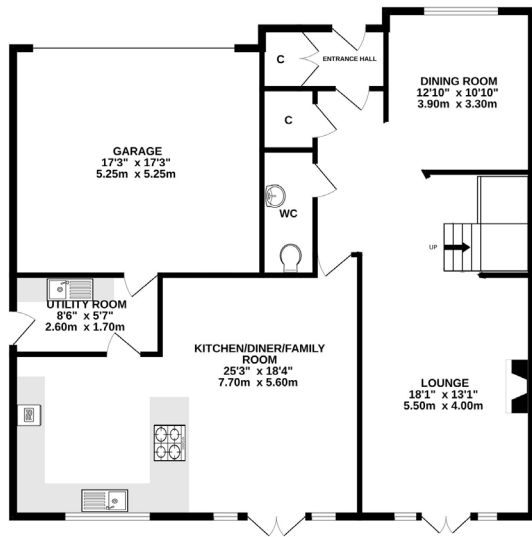
This superior property must be viewed to fully appreciate the space and quality on offer. Early viewing is highly recommended.

### Features

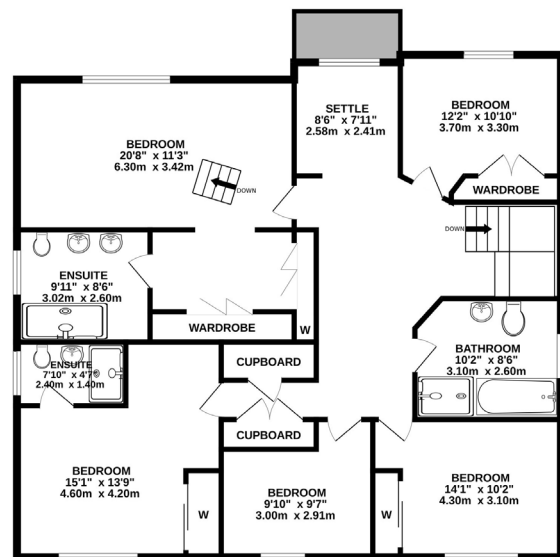
- Hallway
- WC
- Kitchen/Dining/Family Room
- Utility Room
- Lounge
- Dining Room
- Primary Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Three Additional Bedrooms
- Family Bathroom
- Driveway, Double Garage & Gardens
- EPC Rating B

**Offers Over £485,000**

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.  
Made with Metropix ©2026



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 Lindsay's 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.