






44 North Road
Liff, Dundee, DD2 5SQ



A charming two bedroom period property in an idyllic location

 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 which lies 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. The main door is accessed through a secure entrance hallway from the main building and on entering the home on the ground floor you will be impressed with the bright open plan lounge/dining/kitchen which features doors leading to a small rear garden ideal for enjoying an evening drink. A separate WC is also on this floor. Moving to the upper floor there is a charming master bedroom which boasts a wall of fitted wardrobes a further double bedroom. The family bathroom with shower over the bath completes the upper floor. The building itself retains many of its beautiful original features while benefitting from a secure entry system and gas central heating. Externally there is a private paved garden space at the rear. The property benefits from two designated parking spaces close by. 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.

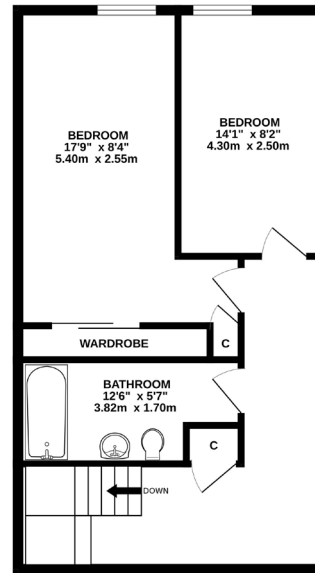
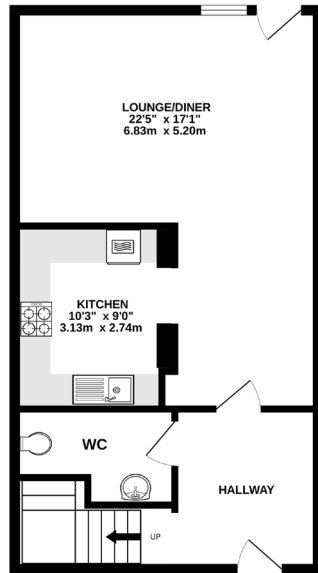
Features

- Hallway
- Open Plan Lounge/Dining/Kitchen
- Cloakroom/WC
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating
- Secure Entry
- 2 Designated Parking Spaces
- Landscaped Gardens
- EPC - C

Fixed Price £185,000

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 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 SketchUp 2020



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 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.