



A strikingly handsome building on the outside with strong, contemporary, internal features to make this home irresistible to aficionados of style



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We are delighted to offer this immaculate converted three-bedroom mid-terraced townhouse property situated in the exclusive 'Liff' development. This is a strikingly handsome building on the outside with strong, contemporary, internal features that make this home irresistible to aficionados of style. Light-infused open space provides a gentle flow of areas to work, rest and play. Decadent, delicious space with room to breathe! What is your style? Baby Grand piano? Artist easel? Lavish dinner parties? No matter what your lifestyle, this home will provide the space to adapt to your needs.

THE KITCHEN



To the front is a sectioned-off front garden enclosed by wooden fences with artificial grass and a paved pathway leading to the front door. Once inside, the large open-plan living space offers windows of majestic proportions. The high gloss contemporary kitchen envelops the chef with a “wrap-around” worktop layout. The beautiful kitchen is fitted with a range of eye and base-level units. The fitted appliances include a fridge freezer, washing machine, dishwasher, an oven with a microwave above, a gas hob, and an extractor fan above. There is ample space for seating, table and chairs and access to the storage cupboard. The kitchen is a very pleasant room with high ceilings and ample windows allowing the light to drain through and fill the room.

THE LOUNGE



From the kitchen you have the hallway which gives access to the large and spacious lounge enjoying a rear aspect with doors leading out into the private rear garden.





From the hallway, you have access to the two-piece cloakroom, and stairs to the first floor. Upstairs you have a spacious landing with access to the storage cupboard, the beautiful three-piece bathroom suite and three generous bedrooms. The master has a dual aspect and built-in storage cupboard. The second bedroom also has a dual aspect and is a generous size. The third bedroom is a double in size, currently working as a study for the current owner with a mezzanine offering space for a double bed with a ladder for access.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

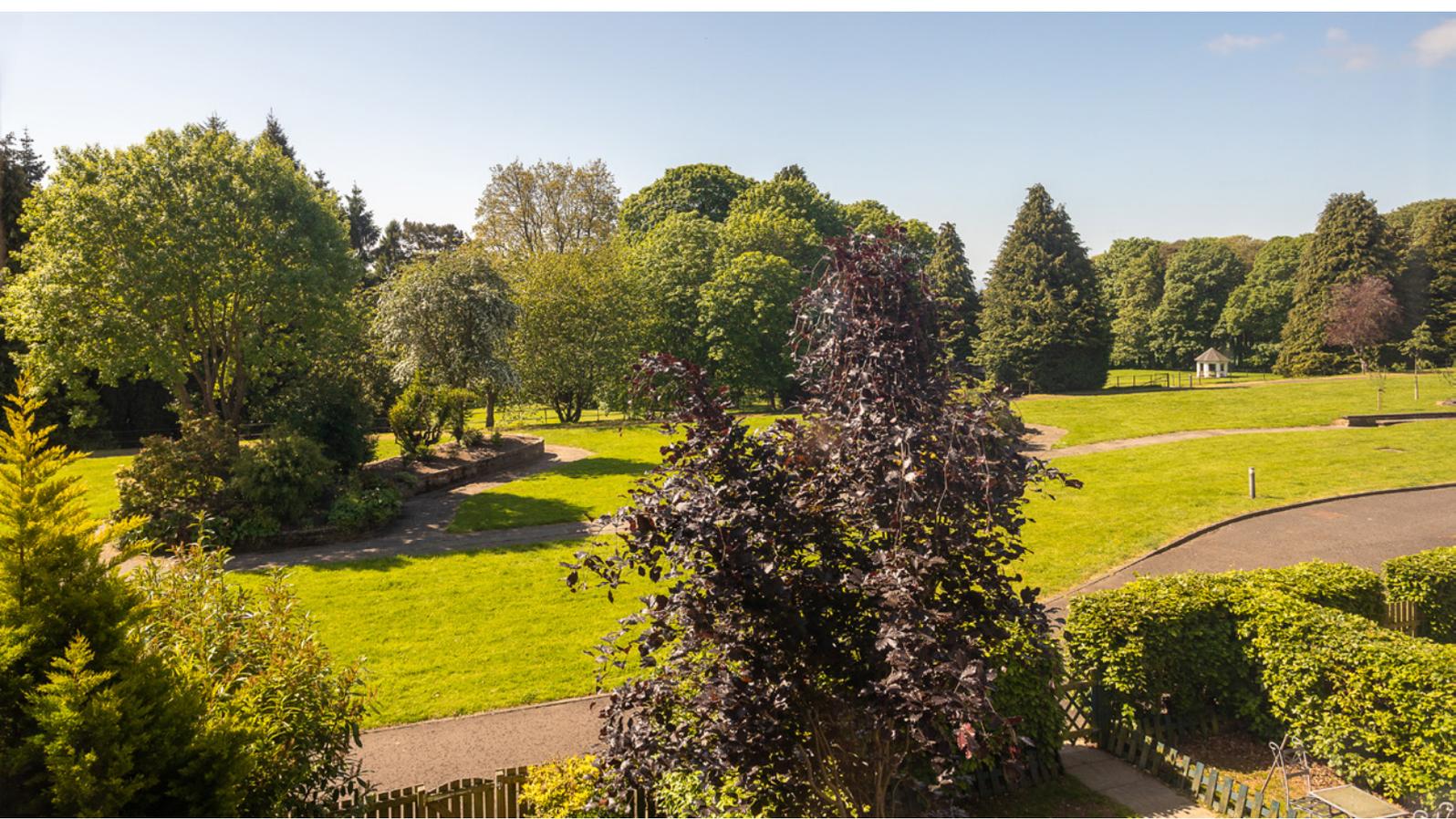


To the rear is a patio area with shingling and a private garden area enclosed by hedging and pathway with space for a small shed, or a summerhouse if desired. Parking includes two allocated spaces and a garage with an up-and-over door, light and power.

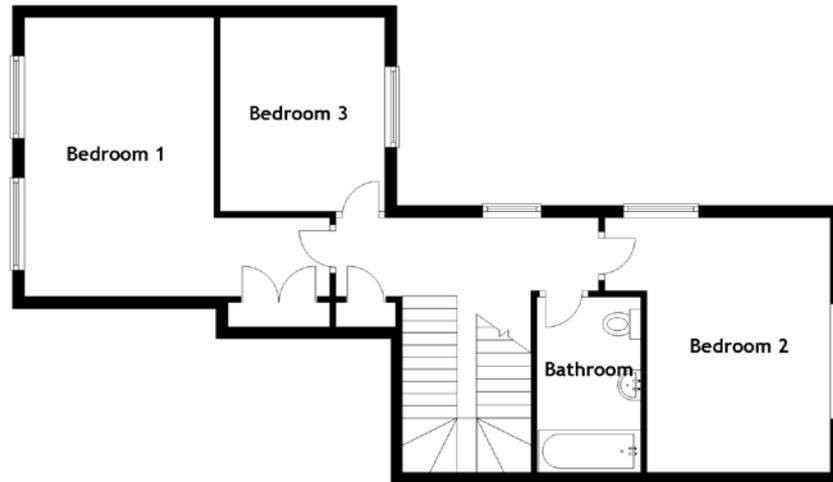
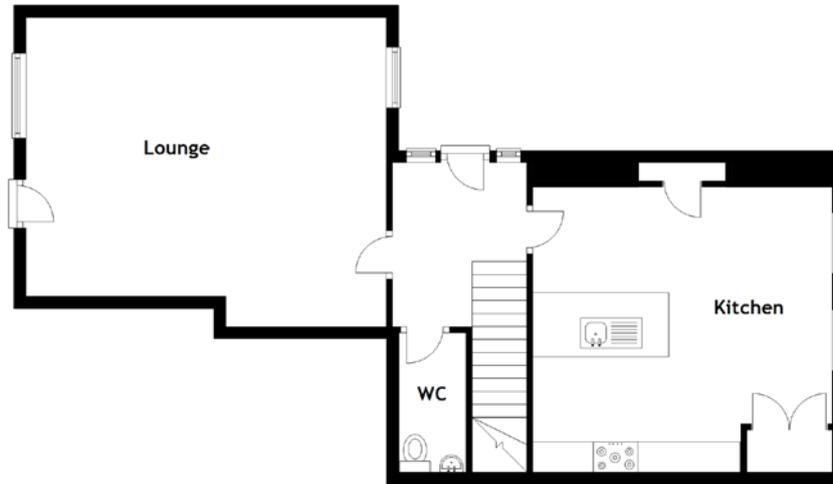
The communal grounds exceed fifty acres which make for lovely evening and weekend walks, security for children to play and access to tennis courts. Ground charges and maintenance are approximately £70 a month, including bi-annual roof inspections for minor repairs, winter road gritting and street lighting. Come and see for yourself, an outstanding home awaits you.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

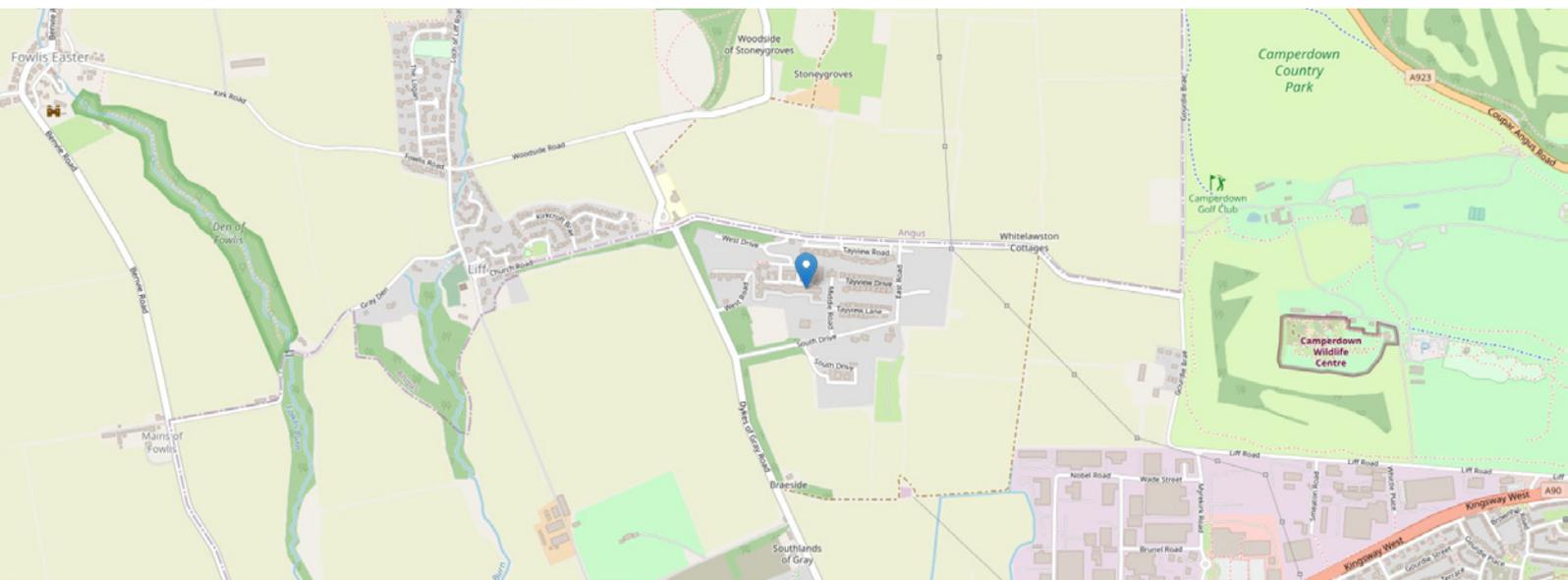


Approximate Dimensions
(Taken from the widest point)

Lounge 5.90m (19'4") x 5.10m (16'9")
 Kitchen 4.90m (16'1") x 4.70m (15'5")
 WC 2.30m (7'7") x 1.10m (3'7")

Bathroom 3.00m (9'10") x 1.70m (5'7")
 Bedroom 1 3.30m (10'10") x 3.10m (10'2")
 Bedroom 2 4.20m (13'9") x 3.70m (12'2")
 Bedroom 3 3.20m (10'6") x 2.70m (8'10")

Gross internal floor area (m²): 124m² | EPC Rating: C



THE LOCATION

Situated within and forming part of the prestigious Liff Hospital conversion in the sought-after village of Liff. Set within approximately fifty acres of mature parkland with private tennis courts and children's nursery. The property is located within range of all local amenities including shops, schools, Nine wells Hospital, Technology Park, main bus routes in Dundee City Centre and easy access to the Dundee and Perth A90.





Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



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