

**21 North Road, Liff, DD2 5SQ**

**FIXED £240,000**

Contact Solicitors for an appointment to view on 01382 203000

Chamber Practice





The Chamber Practice are delighted to bring to market this well presented, deceptively spacious mid terraced villa forming part of the West Green Park private estate, set within approximately 50 acres of beautifully maintained grounds and woodlands of the former Liff Hospital. Whilst enjoying an idyllic rural location nearby amenities can be found in the villages of Liff and Birkhill and the A90 dual carriageway, Kingsway, Ninewells and Dundee City Centre are all within a short drive of the development.

The accommodation is arranged over two levels. On the ground floor a welcoming entrance hallway leads to a bright and comfortable lounge, with direct access to the garden, ideal for relaxing and entertaining. A generous dining kitchen provides ample space for family dining and features a central island, excellent storage and worktop space and integrated appliances including gas hob, electric oven, microwave and dishwasher. A convenient cloakroom/WC complete the ground floor.

Upstairs, the property offers a generous principal bedroom with built in wardrobes and desk/dressing table and two further spacious double bedrooms, all providing excellent accommodation for family living, guests or home working. The first floor is also served by a well-appointed family bathroom.

Externally, the property benefits from private gardens to the front and rear, providing pleasant outdoor space for relaxation and a single garage and dedicated parking space offer practical and secure parking.

Combining generous internal space with a desirable rural location and the character of the historic Liff Hospital estate, this property will appeal to a wide range of buyers including families, professionals and those seeking a peaceful yet well connected setting and early viewing is highly recommended.

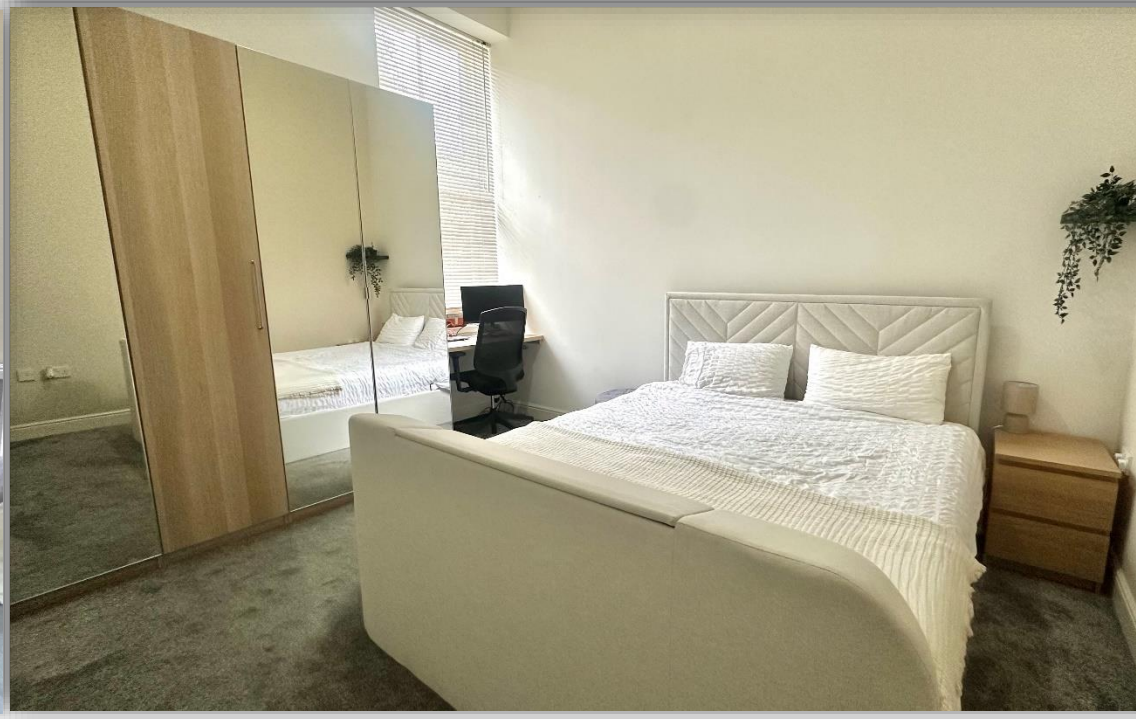
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







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**FEATURES**

- **DECEPTIVELY SPACIOUS 3 BEDROOM TERRACED VILLA**
- **PEACEFUL VILLAGE LOCATION**
- **SET WITHIN THE SOUGHT AFTER WEST GREEN PARK ESTATE**
- **BRIGHT AND COMFORTABLE LOUNGE**
- **GENEROUS DINING KITCHEN WITH INTEGRATED APPLIANCES**
- **GROUND FLOOR CLOAKROOM/WC**
- **THREE SPACIOUS DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **PLENTIFUL STORAGE**
- **PRIVATE FRONT AND REAR GARDENS**
- **SINGLE GARAGE AND ALLOCATED PARKING SPACE**
- **SURROUNDED BY WOODLAND AND COUNTRYSIDE WALKS**
- **STRAIGHTFORWARD ACCESS TO DUNDEE AND COMMUTER ROUTES**
- **IDEAL FOR FAMILIES, PROFESSIONALS, OR DOWNSIZERS**

***Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted and integrated appliances.***

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.