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18 The Logan
Liff, DD2 5PJ







An impressive detached family home in a peaceful cul-de-sac within the desirable village of Liff

5 Bed | 2 Bath | 1 Reception

Set peacefully at the end of a quiet cul-de-sac in the desirable village of Liff, this spacious detached family home enjoys panoramic views over the River Tay and beyond. Offering generous and versatile accommodation across two levels, the property is ideally suited to modern family living and can only be fully appreciated by viewing.

The home is entered on the upper level, where the impressive lounge and dining room is flooded with natural light from south-facing picture windows that frame far-reaching views over the Carse of Gowrie and the River Tay. A wood-burning stove adds warmth and character to this inviting space.

The upper level also includes a dining kitchen with Amtico flooring and ample wall and floor units, a principal bedroom with fitted wardrobes and a contemporary en suite shower room, a further double bedroom currently used as a home office, and a family bathroom with a shower over the bath.

On the lower level, there are two further bedrooms, both with fitted wardrobes, along with a fifth bedroom currently arranged as a snug. From here, the conservatory provides direct access to the garden.

The property is surrounded by beautifully landscaped gardens, with a chipped driveway to the front providing turning space and access to the double garage. The gardens are screened by a mature hedge, while the south-facing front garden is laid to lawn and complemented by mature plants, shrubs, and fruit trees to the side.

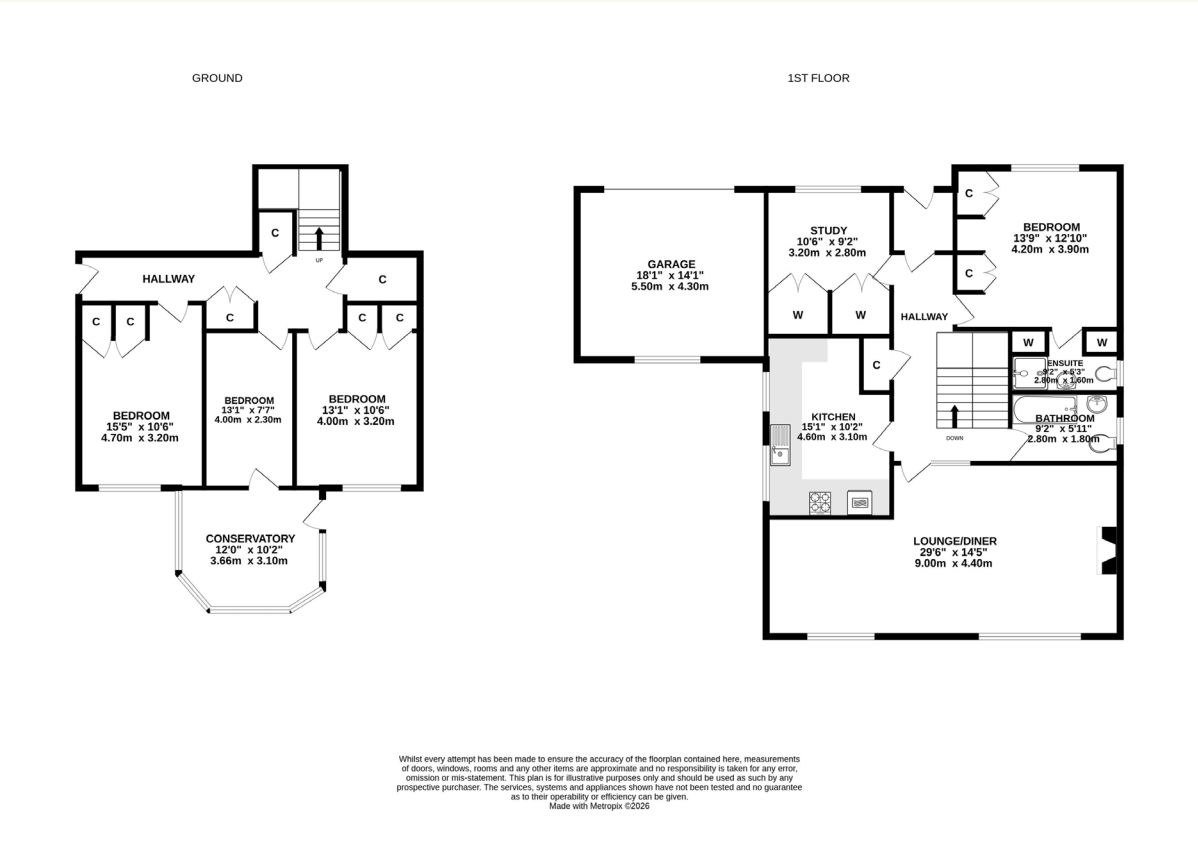
Practical benefits include double glazing, gas central heating, and excellent storage throughout. Included in the sale are all carpets, floorcoverings, and blinds where fitted, together with the integrated oven and hob in the kitchen.

Features

- Vestibule & Hallway
- Lounge/Dining Room
- Dining Kitchen
- Conservatory
- 5 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Garage & Driveway
- Landscaped Gardens
- EPC Rate: C

Fixed Price £380,000

10k under Home Report Valuation



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 charming village of Liff is located on the border of Dundee and Angus on a south facing slope two miles north of the River Tay. It is surrounded by farmland and offers lovely country walks while being just minutes from Dundee City and Ninewells Hospital. There is a village primary school and all main amenities can be found close by in Dundee. The A90 main arterial route to Perth, Edinburgh and Aberdeen is just five minutes drive.

FOR VIEWING:

By appointment only

Contact Lindsays 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.