



46 North Road, Liff, Dundee, DD2 5SQ

Spacious and Impressive One Bedroom, Duplex Apartment

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Property Description

Spacious, impressive and beautifully-presented, one bedroom, converted duplex flat on the ground and first floors of the former B-listed Liff Hospital. Set amidst fifty acres of mature grounds, the property is located by the rural village of Liff, to the northwest of Dundee city centre.

Comprises: an entrance hall, living/dining room, kitchen, double bedroom, an en-suite bathroom, dressing room, and a ground floor WC.

Highlights include a modern open plan layout with double-height windows, light neutral decor throughout, and a fully fitted kitchen with appliances. In addition, there is gas central heating, excellent storage space, a secure entry system, and TV and telephone points.

Externally, the property benefits from two allocated parking spaces and a garage. The development offers well maintained lawns, wooded areas and communal tennis courts.

The carpeted entrance hall has a built-in cupboard, space for outerwear storage, the entryphone handset, and stairs to the first floor landing. The bright and generous living room features solid oak flooring, ample space for both lounge and dining furniture, and impressive double-height windows which provide plenty of natural light.

Semi-open plan to the living room is a modern fitted kitchen with contemporary units, stone worktops and an inset stainless steel sink. Integrated appliances include a gas hob, double electric oven, extractor hood, fridge/freezer, washing machine and a dishwasher.

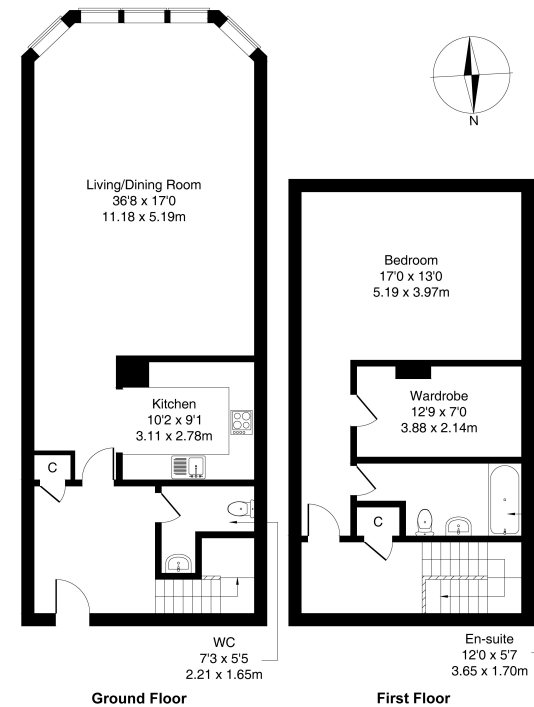
Upstairs, the first floor landing offers space for freestanding furniture, and has a built-in store cupboard. Benefitting from the large windows to the front, the double bedroom is set on the mezzanine level and features carpeted flooring and a large dressing room.

The modern en-suite bathroom is fitted with a white three-piece suite with a mains shower over the bath and tiled splash walls, while there is a WC is set off the ground floor hall which includes a modern two-piece suite.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Surrounded by open countryside and farmland, with views towards the River Tay, the village of Liff is situated roughly 4.5 miles northwest of Dundee. With a growing number of residential developments in the area, the proximity to Dundee makes it a popular choice for commuters, with easy access to all the expected amenities. With a primary school available in Liff itself, secondary schooling is provided by Monifieth High School, with a number of other independent schools and academies available in the area. A regular bus service

connects Liff to Dundee city centre, while the A90 is within easy reach for further travel and connections to the motorway network. Nearby Dundee Airport offers flights to and from London Stansted, while rail services are accessible from Dundee centre. The area is rich in open green spaces for outdoor recreation, with numerous golf courses and parks in the locale, including the popular Camperdown Wildlife Centre just to the east of Liff.





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