

3 SOUTH DRIVE

Liff, Dundee, Angus, DD2 5SJ



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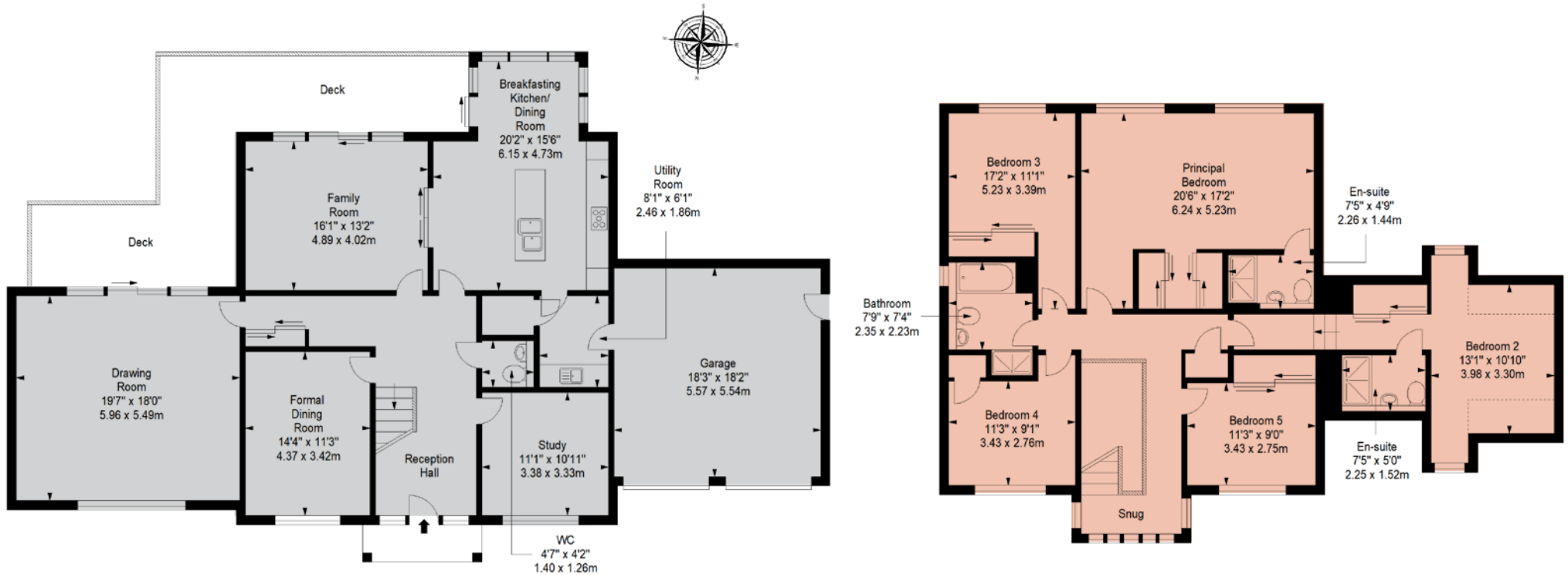


WELCOME TO 3 SOUTH DRIVE



This spacious and versatile detached house promises a luxury contemporary home – perfect for family living, with five double bedrooms, four reception areas, and multiple bathrooms. It enjoys an idyllic setting with south-facing views towards the River Tay, just five miles from the heart of Dundee. Set within leafy enclosed grounds, the desirable property is complemented by a gated driveway leading to an integral double garage, generous gardens, and a sunny seating veranda.

The floorplan is for illustrative purposes. All sizes are approximate.



EXCLUSIVE FIVE-BEDROOM

FAMILY HOME WITH STUNNING SOUTH-FACING VIEWS



This substantial five-bedroom detached house offers the best of both worlds – quietly nestled in tranquil greenery, just a fifteen-minute drive from central Dundee and its attractions. With tasteful décor and quality finishes such as solid oak doors, the home is impeccably presented and well-suited to the demands of family living, featuring multiple living areas and the convenience of several washrooms. Positioned on an elevated site with picturesque views towards the nearby River Tay, this exclusive residence is complemented by a gated driveway, an integral double garage, and generous enclosed gardens that, along with a charming seating veranda, enjoy a south-facing aspect.

GENERAL FEATURES

- Peaceful village address close to central Dundee
- Substantial detached house in leafy surroundings
- Outstanding space and versatility for families
- Tastefully subtle interiors with high-end finishes
- EPC Rating - B

ACCOMMODATION FEATURES

- Inviting reception hall with storage and WC
- Sun-filled living room with living-flame fire and veranda access
- Elegant formal dining room
- Bright and cosy study
- Sunny family room with kitchen and veranda access
- Quality integrated kitchen with breakfast bar and south-facing dining area
- Five double bedrooms with fitted wardrobes
- Two en-suite shower rooms (including in the luxury principal suite)
- Family bathroom with bath and separate shower
- Utility room off the kitchen with garage access
- Gas central heating and full double-glazing
- CCTV and ground-floor alarm system

EXTERNAL FEATURES

- Wraparound lawned gardens
- South-facing seating veranda
- Gated multi-vehicle driveway
- Integral double garage



You are welcomed inside by an exceptionally light and airy reception hall with built-in storage and durable hardwood flooring.

COMFORTABLE



AREAS FOR RELAXATION, ENTERTAINING, AND WORKING FROM HOME

The hall connects to four reception areas: a bright and cosy study, a formal dining room ideal for entertaining, and two south-facing spaces for relaxation that open onto the veranda. The carpeted living room features an inviting living-flame fire, while the family room has hardy timber flooring that flows seamlessly into the adjoining kitchen.



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There's always
TIME
for a GLASS
OF WINE

HIGH-END INTEGRATED KITCHEN WITH SPACE FOR

RELAXED DINING AND SOCIALISING



The kitchen is enhanced by a south-facing box window that creates a sunny nook for casual family dining, alongside a four-seater breakfast island. It boasts solid oak cabinets and luxury granite worktops, along with integrated appliances including an oven, microwave, dishwasher, fridge freezer, and a five-ring gas hob with a chimney-style hood.

An adjoining utility room, also conveniently accessed from the garage, houses an undercounter washing machine and tumble dryer, providing a discreet area for laundry.





FIVE INVITING

DOUBLE BEDROOMS WITH FITTED WARDROBES

On the first floor, a galleried landing (with storage) features seating beneath a wide window that captures a tranquil woodland outlook. The landing provides access to five carpeted double bedrooms featuring fitted wardrobes. The principal bedroom is particularly spacious, with elegant accent décor and double windows offering scenic views.



*TWO EN-SUITE SHOWER ROOMS
(INCLUDING IN THE LUXURY PRINCIPAL SUITE)*





MULTIPLE WASHROOMS

ACCOMMODATE BUSY FAMILY SCHEDULES

A conveniently located ground-floor WC is situated off the entrance hall. Upstairs, two bedrooms, including the principal, have chically tiled en-suite shower rooms. The first floor also includes a bright family bathroom with a bath and a separate shower cubicle.



A large, two-story house with a wraparound porch and a gravel path leading through a lawn. The house is cream-colored with a dark roof and white railings on the porch. The lawn is green and well-maintained, with several potted plants and a gravel path leading from the foreground towards the house. The background is filled with tall trees and a clear blue sky.

IDYLIC WRAPAROUND GARDENS

*AND EXCELLENT PRIVATE PARKING, INCLUDING
A DOUBLE GARAGE*

Outside, the wraparound grounds are beautifully sheltered by leafy woodlands. They feature expansive lawns, a dining terrace, and a seating veranda that is a suntrap while also offering shelter regardless of the weather. Ample private parking is available, with a gated mono-block driveway leading to the internally accessible double garage.

Extras: The sale includes all fitted floor coverings, selected window coverings, light fittings, integrated/freestanding appliances, and the CCTV system.



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LIFF

DUNDEE

The charming village of Liff has a picturesque setting amidst the rolling Angus countryside, just six miles west of Dundee city centre. It is an exclusive area that promises the best of both worlds, providing an idyllic rural escape for families and an easy commute for city professionals, being within swift reach of Dundee and Perth. Whilst there are shops and amenities found in the nearby villages of Longforan, Invergowrie and Birkhill, Dundee is also just a short drive away, offering a wealth of shopping and cultural facilities. The city is home to all your daily needs, including independent retailers, large supermarkets, a vibrant culinary scene, and fabulous sports and leisure facilities. Furthermore, the countryside that surrounds Liff stretches as far as the eye can see, brimming with activities for outdoor enthusiasts. There are two excellent golf courses close by as well, with challenging greens and fairways at Piperdam Golf Course and Downfield Golf Club. Fishing can be enjoyed on the River Tay, and a number of shoots are available in the Carse of Gowrie. And of course, there are a wealth of scenic walks and biking routes available from one's own front door. An established centre of educational excellence, Dundee has renowned university options and it is home to the highly-regarded independent High School of Dundee. Liff village has its own primary school, with secondary schooling in the city. For easy travel, the area is well-connected by railway stations at nearby Invergowrie and Dundee; plus, major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee Airport offers regular flights to London.



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