

# Liff

## DUNDEE

ANGUS, DD2 5LU

Liff is on the outskirts of Dundee and a range of all local amenities including shops, schools, Ninewells Hospital, Technology Park, main bus routes into Dundee city centre and easy access to Dundee and Perth along the A90.

Dundee is situated on the north bank of the Firth of Tay and bounded by the Sidlaw Hills, modern 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.



“... A RARE OPPORTUNITY TO ACQUIRE A RURAL AND BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY IN A FANTASTIC COUNTRYSIDE LOCATION ...”





# 3 WOODSIDE ROAD

LIFF, DUNDEE, ANGUS, DD2 5LU

McEwan Fraser Legal is delighted to present this three/four-bedroom semi-detached house in the village of Liff. The property is in walk-in condition, having been converted from one into two dwellings in 2015. The beautiful semi-detached house is a short walk away from the local countryside with a burn to the side and a large frontage offering ample parking.

Inside, the property comprises of:

- Fully equipped 'shaker style' kitchen with built-in appliances
- Spacious living area, and bedroom four or dining room
- Three/four bedrooms which include an en-suite to the master
- Family bathroom with a cloakroom downstairs
- The current owners have put a large porch on the front which adds additional storage and living space.

In addition to this, the property includes ample parking, secluded rear and side garden and access to the burn below. This is a rare opportunity to acquire a rural and beautifully presented semi-detached property in a fantastic countryside location.



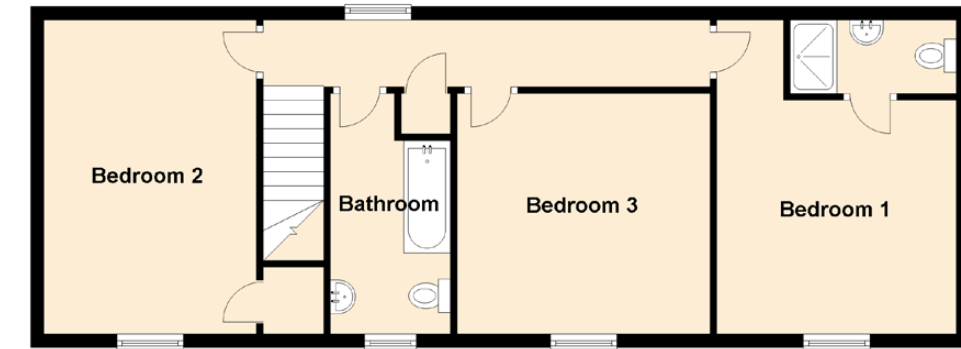
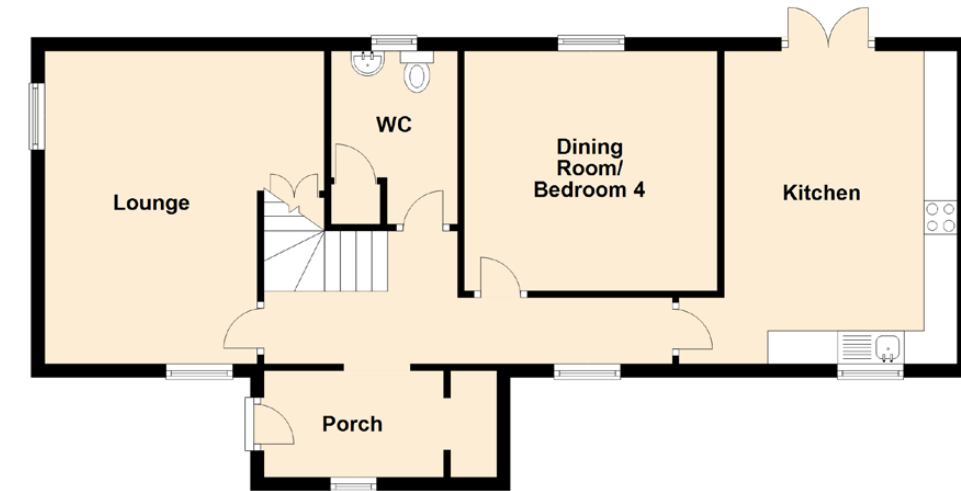
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# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

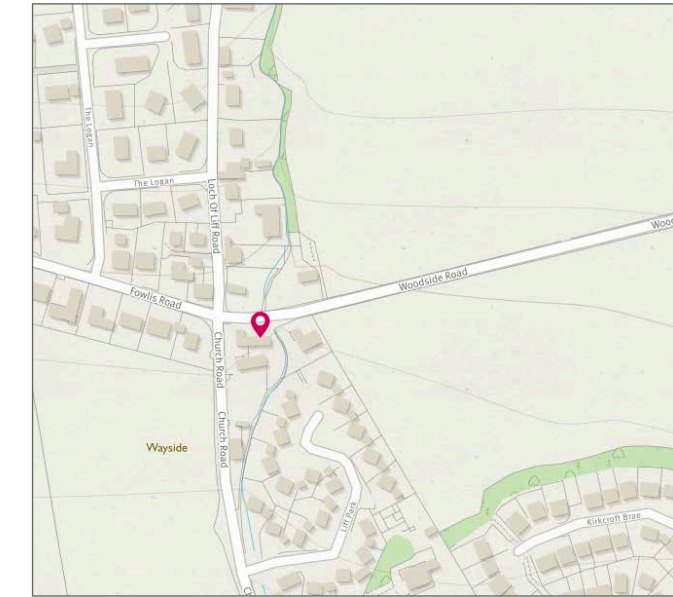


Approximate Dimensions (Taken from the widest point)

Porch	2.70m (8'10") x 1.60m (5'3")
Lounge	4.70m (15'5") x 4.20m (13'9")
Kitchen	4.70m (15'5") x 3.50m (11'6")
Dining Room/Bedroom 4	3.80m (12'6") x 3.60m (11'10")
Bedroom 1	4.70m (15'5") x 3.60m (11'10")
Bedroom 2	4.80m (15'9") x 3.20m (10'6")
Bedroom 3	3.80m (12'6") x 3.60m (11'10")
Bathroom	3.60m (11'10") x 1.80m (5'11")
WC	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Included in the sale are floor coverings, blinds, pendant light fittings and fitted appliances.



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# McEwan Fraser Legal

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Text and description  
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Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
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