



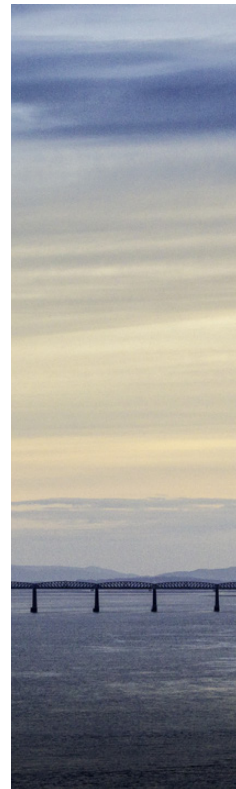

McEwan Fraser Legal

Solicitors & Estate Agents

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5 North Road

LIFF, DUNDEE, ANGUS, DD2 5SQ



Liff DUNDEE

ANGUS, DD2 5SQ



Situated within and forming part of the prestigious Liff Hospital conversion in the sought-after village of Liff. Set within approximately fifty acres of mature parkland with private tennis courts and children's nursery. The property is located within range of all local amenities including shops, schools, Nine wells Hospital, Technology Park, main bus routes in Dundee City Centre and easy access to the Dundee and Perth A90.

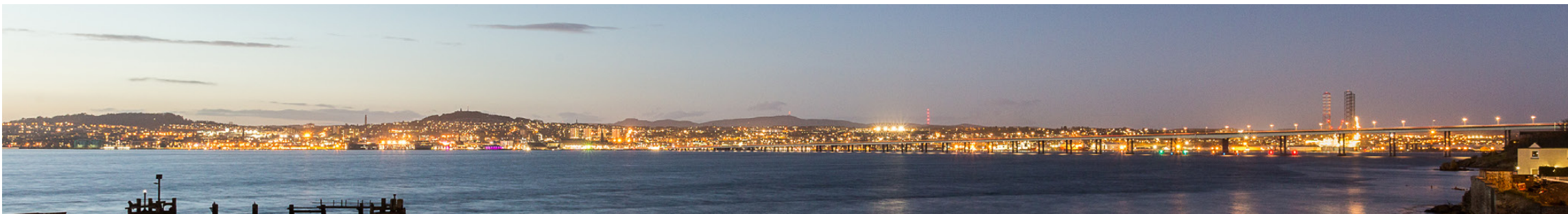
Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

The village of Liff lies to the North West of Dundee on the periphery of the city and offers a charming lifestyle in a rural location, yet set within only minutes of Dundee city centre with

all the amenities and services the area has to offer. The area is only a short drive from superstore shopping at Kingsway and also the ever-popular Camperdown Country Park and House with its wildlife attraction and family pursuits. Set very close to the A90 dual carriageway, the area, therefore, provides easy access both North and South. There is a primary school within the village itself.

Originally the home of "jute, jam and journalism" the city of Dundee sits on the banks of the River Tay and is currently undergoing waterfront regeneration to incorporate the new Dundee Victoria and Albert Museum.

Dundee city centre is easily reached, with all amenities as expected of a major city including a wide range of shopping and leisure pursuits. The City of Discovery is home to Captain Scott's Ship and Discovery Centre and also the Frigate Unicorn, the only ship of its kind still in existence. The town has two Universities, Dundee and Abertay and is renowned for Ninewells Hospital and Medical School, the largest teaching hospital in Europe.



"... SITUATED WITHIN AND FORMING PART OF THE PRESTIGIOUS LIFF HOSPITAL CONVERSION IN THE SOUGHT-AFTER VILLAGE OF LIFF ..."



5 NORTH ROAD

LIFF, DUNDEE, ANGUS, DD2 5SQ

This lovely home forms part of a converted hospital development and as such offers gracious, elegant living accommodation, extremely generous in proportion and set within beautiful surrounding grounds within a sought after location. The subjects are well proportioned throughout and benefit from gas central heating, double glazing and security alarm system.

On entrance through the substantial exterior door, a bright and spacious hallway has white finishings including panelled doors. The spacious dining kitchen may is well fitted with a range of quality units which also include integral oven, microwave, and gas hob, extractor and fridge freezer. The lounge is carpeted for comfort and a window overlooks the gardens.

In addition, there are two generous size bedrooms, the master bedroom also having an en-suite shower room. The bathroom has a three-piece suite with shower over the bath and glass screen, feature tiled splashback areas and ceramic tiled floor.

There are enclosed private gardens to the rear and side as well as secure outside storage. To the rear, the property looks over lovely communal areas, beautifully landscaped. There are parking spaces at the front of the subjects and also generous visitor parking.

DIRECTIONS: From West Kingsway follow the road Northwards towards Camperdown park, turning left at signs towards Liff. Continue, turning left into North Road.



“... PART OF A CONVERTED HOSPITAL DEVELOPMENT AND AS SUCH OFFERS GRACIOUS, ELEGANT LIVING ACCOMMODATION ...”



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*gracious, elegant living accommodation,
extremely generous in proportion*

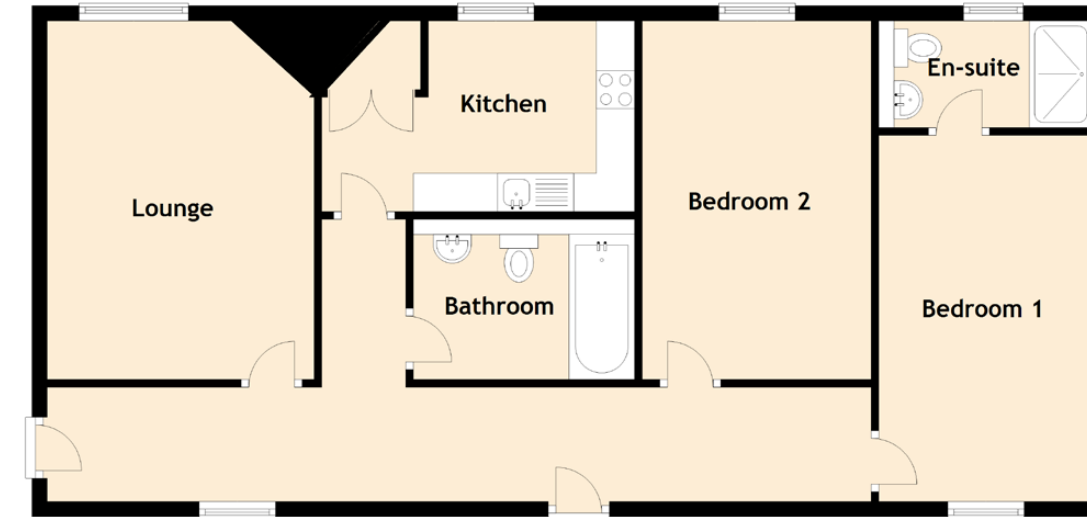


“... PART OF A CONVERTED HOSPITAL DEVELOPMENT AND AS SUCH OFFERS GRACIOUS, ELEGANT LIVING ACCOMMODATION ...”



SPECIFICATIONS & DETAILS

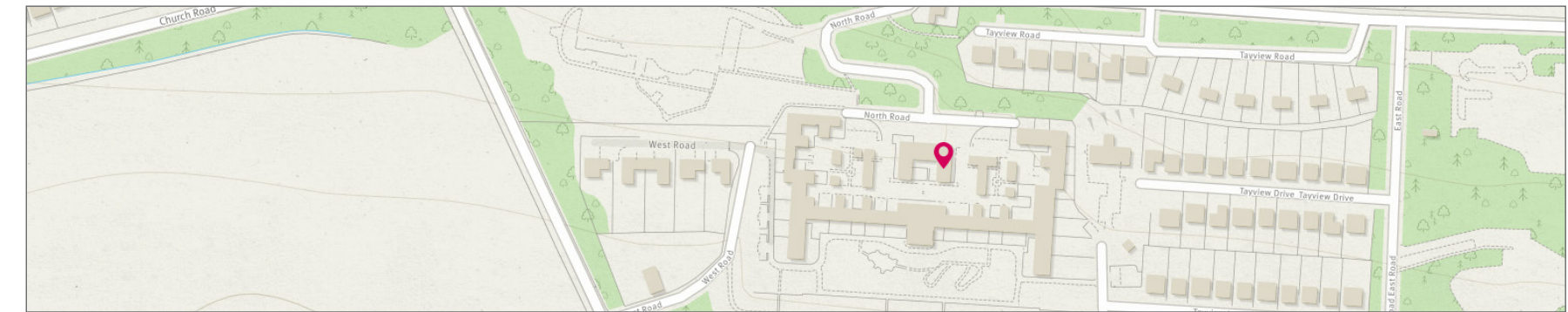
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 2.50m (8'2")
Bedroom 1	4.80m (15'9") x 2.80m (9'2")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 2	4.70m (15'5") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 89m² | EPC Rating: D



“... PART OF A CONVERTED HOSPITAL DEVELOPMENT AND AS SUCH OFFERS GRACIOUS, ELEGANT LIVING ACCOMMODATION ...”

Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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