

5 NORTH ROAD, LIFF, DUNDEE, DD2 5SQ
OFFERS OVER £184,000





LCD
Lawson, Coull & Duncan
Solicitors, Notaries & Estate Agents
| 01382 227555
| Reception@lawsoncoull.co.uk
| www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION	**£185,000**
EPC RATING	**D**

Located within the highly desirable village of Liff, this attractive ground floor apartment forms part of ‘Greystanes House’, a handsome Category B Listed Building within the prestigious West Green development. Set within the former grounds of Liff Hospital, the development enjoys beautifully maintained landscaped grounds and offers a peaceful semi-rural setting whilst remaining within easy reach of Dundee and the A90 commuter network.

Accessed via a secure entry system into a well-maintained communal stairwell, the property offers spacious accommodation throughout and benefits from private garden grounds together with designated parking.

The accommodation is entered via a welcoming full-length hallway which provides access to all rooms. Situated to the front of the property is the lounge with carpet flooring and window looking over the front lawn. Also enjoying a front-facing aspect, the kitchen is fitted with a range of wood effect wall and base units incorporating a gas hob with stainless steel splashback and extractor hood, integrated oven, microwave and fridge freezer. A useful cupboard houses the boiler.

There are two generously proportioned double bedrooms, both finished with carpet flooring. The principal bedroom benefits from an en-suite shower room with shower cubicle, heated towel rail and partially tiled walls. The family bathroom is fitted with a three-piece suite incorporating a shower over the bath together with tiled walls and flooring and a heated towel rail.

Externally, there is an area of lawn garden to the front bordered by hedging, while to the rear the property enjoys a fully enclosed garden laid primarily with stone chips and decking, providing an ideal space for outdoor seating and entertaining. The property further benefits from two designated parking spaces.











