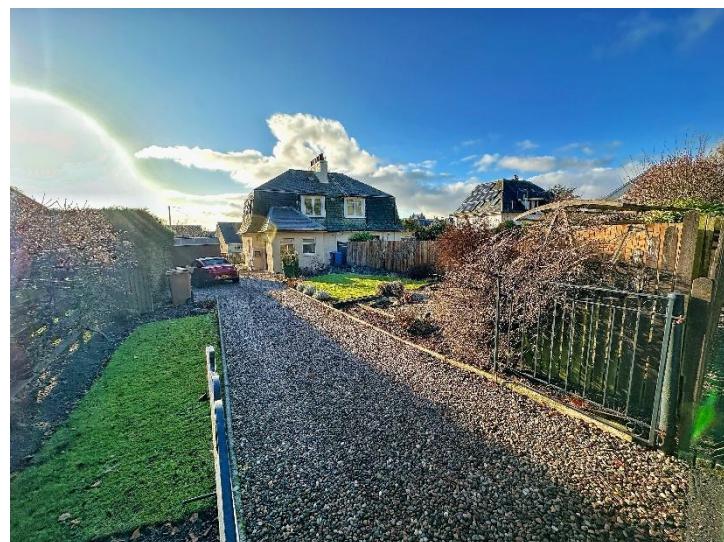




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**4 TAYVIEW ROAD, LIFF, DUNDEE, DD2 5PE  
OFFERS OVER £220,000**

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This attractive two bed semi-detached property is located within a quiet residential area. Situated within the idyllic village of Liff only 5 miles Northwest of Dundee City Centre, there is easy access to the A90 providing commuting links to Dundee, Perth and the surrounding towns. The village offers Nursery and Primary Schooling and there is also access to Camperdown Country Park, Birkhill Bowling Club and Downfield Golf Club. The property has been maintained to a high standard throughout and benefits from enclosed landscaped gardens to the front and rear along with a large driveway. The property also benefits from double glazing and gas central heating.

The property opens to the entrance hallway with stairs leading to the first floor accommodation. Accessed from the hallway is the bright and spacious lounge which is located to the rear of the property benefiting from ample natural light through the south facing patio doors. The room is laid with wood flooring which is an excellent feature to this room along with the display cabinet with Georgian doors. To the front of the property is the modern fitted kitchen and garden room. The kitchen benefits from cream wall and base units with a white and sparkle effect worktop and splashback. The integrated appliances include an oven, extractor hood, gas hob, dishwasher, tumble dryer and washing machine. The undercounter fridge and freezer are also included in the sale. The kitchen also benefits from a breakfast bar with additional storage underneath and window providing views to the side of the property. The garden room is an excellent additional sitting room with a welcoming atmosphere and patio doors opening to the front garden.

The first floor accommodation offers access to the two double bedrooms both with integrated wardrobes with mirror sliding doors. The shower room is of a modern design with a walk-in shower, white wash-hand basin and WC. The room is finished with tiled flooring complimenting the wet wall surround.

Externally the property benefits from well-maintained gardens to the front and rear of the property with a stone chip driveway leading up to the property. A small patio area off the living room offers space for outdoor dining, along with a decked area to the front of the garden with wooden swing. The shed and garden house are also included in the sale offering additional storage space.

This property is ideal for a number of purchasers, including small families and is in excellent condition. Early viewing is highly recommended.





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