



**9 LOCH OF LIFF ROAD, LIFF, DD2 5NE
OFFERS OVER £275,000**



HOME REPORT VALUATION £275,000

EPC RATING

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This spacious two bed detached bungalow is located within the idyllic village of Liff, only 5 miles North West of Dundee City Centre. There is easy access to the A90 providing commuting links to Dundee, Perth and 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 benefits from extensive surrounding gardens, large driveway, gas central heating and double glazing.

The front entrance opens to a small vestibule before leading to the hallway through a glass insert door. The hallway is floored in carpet and has two storage cupboards. The hall also provides access to the attic which has been fully floored and has an electric supply. There is a secondary living area within the attic space with a large South facing window.

The open lounge and dining room wrap around from the front to the rear of the property, with large windows allowing the natural light to flood in. The room is fitted with carpet flooring and there is an electric fire and feature stone surround within the lounge area. The kitchen can be found to the rear of the property and has been fitted with linoleum flooring and wall and base units. Also included is a stainless steel sink, gas hob, Tricity double oven, washing machine and fridge. The conservatory is accessed through the kitchen and enjoys the sweeping views of the rear garden.

The double bedroom to the front of the property is fitted with carpet flooring, blinds and curtains. The large double wardrobe with mirror sliding doors is included within the sale. The second double bedroom is to the rear and benefits from a walk-in wardrobe with hanging rails, carpet flooring, blinds and curtains.

The bathroom has been fitted with a bath, w.c. and pedestal sink. The room is finished with carpet tile flooring and partially tiled walls.

The property has ample outside space with a large wrap around garden. The front garden has a lawned area, flower bed and mature shrubs. There are numerous outbuildings to the side of the property including a double garage and carport. The rear garden has a large lawn area with mature shrubs and trees.

Early viewing is highly recommended to fully appreciate this property.

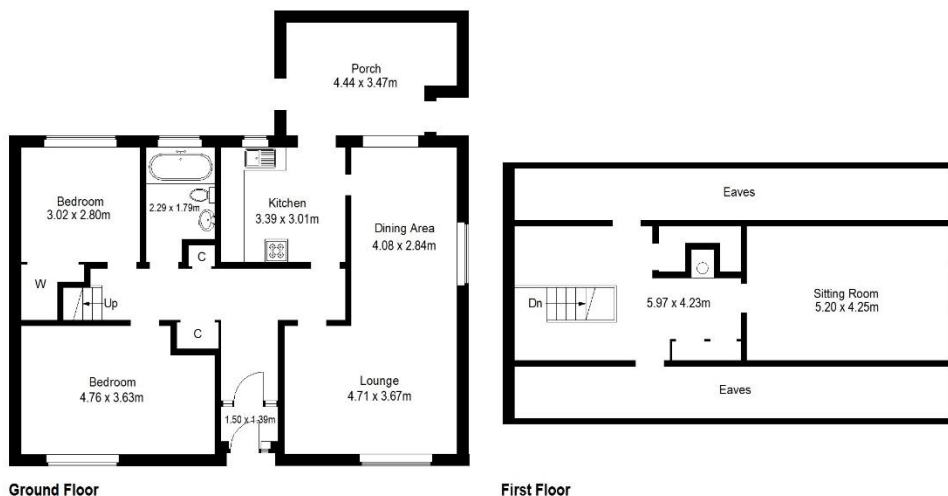


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