



22 North Road, Liff, Dundee, DD2 5SQ



**NEXT HOME**<sup>TM</sup>  
ESTATE & LETTINGS AGENTS

## Offers Over £290,000



A rare opportunity to purchase this deceptively spacious and immaculately presented 3/4 BEDROOM VICTORIAN TOWNHOUSE which offers many original and quirky features which are characteristic in a property of its age.

The property forms part of the former Liff hospital and the development is set within approximately 50 acres of mature, well attended garden grounds incorporating a tennis court. The versatile and spacious accommodation comprises of entrance hall, W.C., inner hall with walk in cloaks cupboard, bright and spacious lounge with a stunning Wood Burning Stove, dining kitchen and utility room on the ground floor level. On the first floor there are three double bedrooms and family bathroom (the master of which is ensuite). A spiral staircase from the first floor level takes you to the second floor where there is a very spacious room which is currently utilised as a fourth bedroom however could be a fantastic family/play room. There is a further staircase on this level which takes you to an attractive Mezzanine level. From the Mezzanine level there is a hatch with a Ramsay ladder providing access to the top of the tower where there are windows affording magnificent views over the surrounding countryside and garden grounds. The property has sash and case windows, most of which are secondary glazed and there is also gas central heating throughout. A single garage is located to the front of the property and two car parking spaces pertaining to the property. There is a courtyard garden to the rear and purchasers have the use of garden grounds within the development. Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer. EPC RATING C.

### AREA

The property is located close to a range of amenities and there is a primary school in Liff and Secondary schooling is available in Monifieth. The property is also ideally located with the A9 dual carriageway providing access to the central belt. Ninewells Hospital, The Technology Park and Dundee University and city centre are all within close proximity.

### ENTRANCE HALL

**7' 6" x 6' 9" (2.29m x 2.06m)** Entered via a part glazed front door with adjacent side screens, the hall provides access to the inner hall and thence to all accommodation. Slate flooring. Radiator.

### Next Home Estate Agents

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14



#### W.C.

**8' 5" x 7' 10" (2.57m x 2.39m)** Fitted with a modern white suite comprising W.C. and pedestal wash hand basin. Splash back tiling to the walls and complementary tiling to the floor. Opaque glazed window to the front and side. Chrome ladder radiator.

#### LOUNGE

**19' 4" x 16' 4" (5.89m x 4.98m)** A very bright and spacious public room with secondary glazed Sash and Case windows to the front and side. Radiator. An attractive feature of this room is the wood burning stove with slate wall and an additional fireplace. Telephone point. Television point.

#### INNER HALL

**11' 3" x 4' 8" (3.43m x 1.42m)** The inner hall has the benefit of a boot room with inbuilt storage ( 5'7" x 5'5" ). Slate flooring. Radiator.

#### DINING KITCHEN

**21' 6" x 15' 1" (6.55m x 4.6m)** A very socialable room fitted with a Edwin Loxley Kitchen. There is wall and base units and granite work surfaces. Island incorporating twin ceramic sink with mixer tap over. Integrated oven, microwave, fridge/freezer and dishwasher. 5 ring gas burner hob with extractor over. Television and telephone points. Two radiators. Wood flooring. Glazed door providing access to the rear courtyard.

#### UTILITY ROOM

**8' 4" x 8' 4" (2.54m x 2.54m)** Fitted with a double airing cupboard and wall and base units with stainless steel sink and drainer unit. Space for washing machine. Radiator.

#### LANDING

**21' 0" x 6' 9" (6.4m x 2.06m)** A carpeted staircase provides access to the first floor landing where there are secondary glazed sash and case windows to the side and rear. Radiator. Press cupboard. Carpet.

#### Next Home Estate Agents

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14



**BEDROOM ONE**

**16' 2" x 15' 0" (4.93m x 4.57m)** An L shaped bedroom with secondary glazed sash and case window to the rear affording magnificent views. Radiator. Carpet. Television point.

**ENSUITE**

**8' 6" x 8' 1" (2.59m x 2.46m)** Fitted with a white suite comprising W.C., pedestal wash hand basin and shower cubicle. Partial tiling to the walls and complementary tiling to the floor. Chrome ladder towel rail and inset lighting to the ceiling.

**DRESSING ROOM**

**8' 4" x 4' 4" (2.54m x 1.32m)** Fitted with shelving and hanging rails.

**BEDROOM THREE**

**13' 5" x 8' 0" (4.09m x 2.44m)** A spacious double bedroom with secondary glazed sash and case window to the rear. Carpet. Radiator. Television and telephone point.

**BEDROOM FOUR**

**17' 4" x 7' 11" (5.28m x 2.41m)** A fantastic sized fourth bedroom with secondary glazed sash and case window to the rear. Carpet. Radiator. Double fitted wardrobe with shelving and hanging rail. Telephone and television points.

**BATHROOM**

**11' 7" x 11' 3" (3.53m x 3.43m)** An L shaped room fitted with a white suite comprising W.C., pedestal wash hand basin and bath with shower over. Partial tiling to the walls and complementary tiling to the floor. Radiator. Inset lighting to the ceiling and window to the side.

**Next Home Estate Agents**

63 – 65 George Street,  
Perth,  
01738 44 43 42

1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14



#### SECOND LANDING

**12' 7" x 2' 10" (3.84m x 0.86m)** A spiral staircase from the first floor provides access to the second floor landing. Skylight window. Carpet. Two doors providing access to the eaves where there is an exceptional amount of storage space.

#### BEDROOM TWO/FAMILY ROOM

**17' 11" x 17' 1" (5.46m x 5.21m)** A very spacious, bright and versatile room with secondary glazed sash and case window to the front and side. Carpet. Two radiators. Television and telephone point. A further spiral staircase from this room provides access to the Mezzanine level which is approximately 17'1" x 5'11". The mezzanine level is carpeted and there is a hatch providing access to the roof of the tower which is accessed via a Ramsay ladder. Within the roof of the tower there are stunning views over the countryside.

#### EXTERNAL

There is a small area of garden ground to the front of the property and there is an enclosed courtyard to the rear which has an area of decking providing an ideal haven for socialising and relaxation during the summer months. The courtyard garden leads to a large communal lawned area. Pertaining to the property is a single garage and two car parking spaces. All residents have the use of the 50 acre grounds and tennis court.

#### Next Home Estate Agents

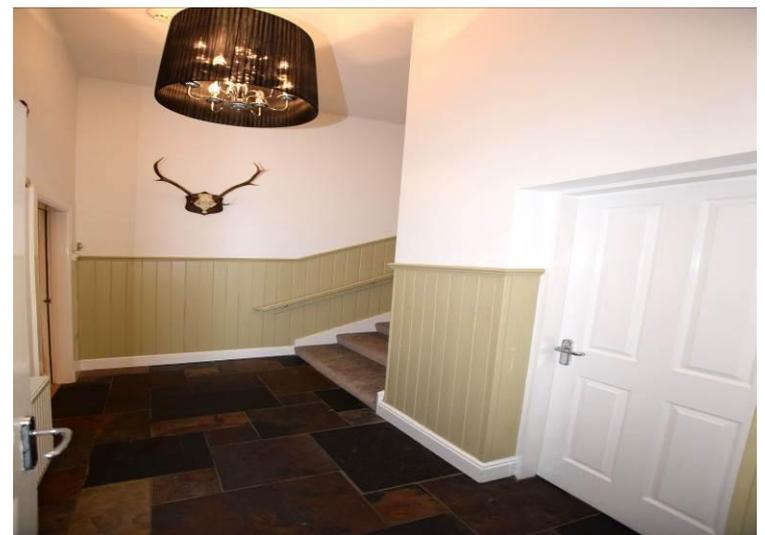
63 – 65 George Street,  
Perth,  
01738 44 43 42

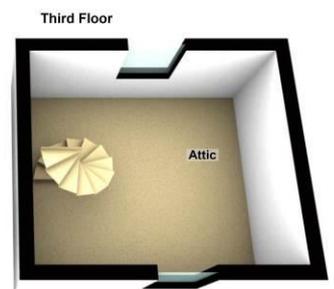
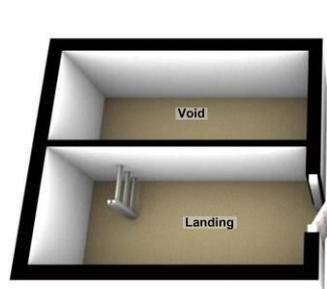
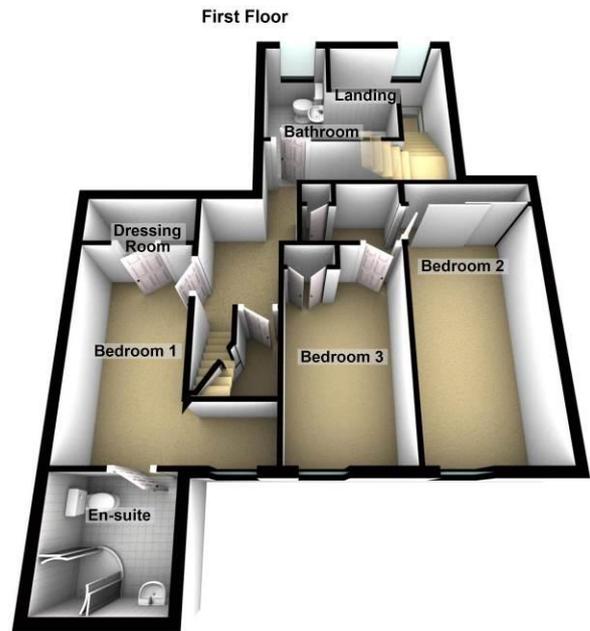
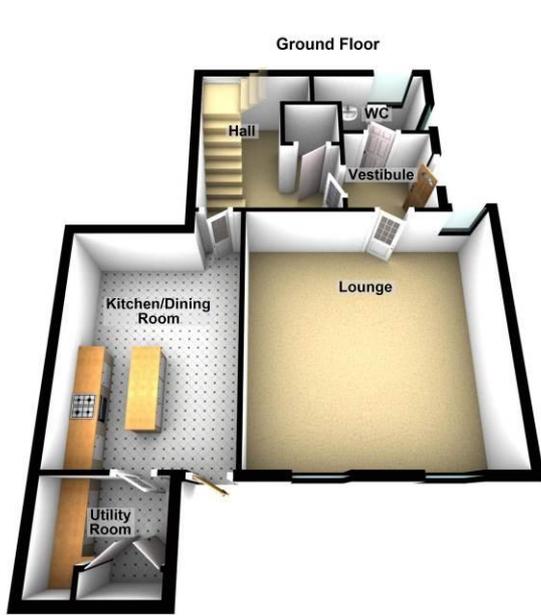
1a James Square,  
Crieff,  
01764 65 00 44

211 High Street,  
Auchterarder,  
01764 66 36 66

41 – 43 Allan Street,  
Blairgowrie,  
01250 39 80 02

21 Atholl Road,  
Pitlochry,  
01796 54 80 14







### Valuation on your own property

Valuation on your own property: If you would like to know how much your property might achieve in today's market, we are pleased to offer a free market appraisal with no obligation. We are now available 7 days till 9pm - just call 01738 444342 to arrange an appointment.

[www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

Next Home Estate Agents  
63 – 65 George Street, Perth – 01738 44 43 42  
41 – 43 Allan Street, Blairgowrie – 01796 54 80 14  
21 Atholl Road, Pitlochry – 01796 54 80 14  
1a James Square, Crieff – 01764 65 00 44  
211 High Street, Auchterarder – 01764 66 36 66  
Email: [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

Please Note:  
These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.