

Simple Approach



**10 North Road, Dundee
DD2 5SQ**

Offers over £164,995

This well-presented first-floor flat on North Road, Liff combines charm, space, and modern living, offering a rare opportunity within this highly desirable setting. Bright and airy throughout, the property benefits from high ceilings that enhance the sense of space, with accommodation comprising a generous lounge filled with natural light, a modern fitted kitchen, two double bedrooms including a master with en suite shower room, and a further contemporary bathroom. Designed with comfort and practicality in mind, the home further benefits from gas central heating, secure entry system and two allocated parking spaces, while its position within the picturesque surroundings of Liff provides a peaceful village atmosphere with scenic walks nearby, yet remains within easy reach of Dundee's amenities, transport links, and schools. Viewing is essential to appreciate all that is on offer here at North Road, Liff.

Hallway

5'2" x 30'3" (1.59 x 9.24)

15'2" x 10'2" (4.63 x 3.11)

Lounge

11'7" x 16'4" (3.54 x 4.98)

Kitchen

13'6" x 10'2" (4.12 x 3.10)

Bathroom

6'4" x 9'2" (1.95 x 2.81)

Bedroom One

11'11" x 11'0" (3.65 x 3.37)

Ensuite Shower Room

6'3" x 8'2" (1.91 x 2.50)

Bedroom Two

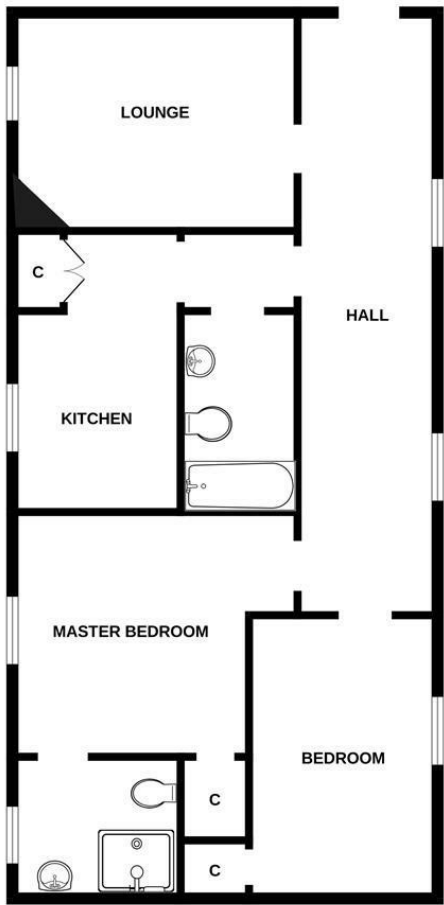




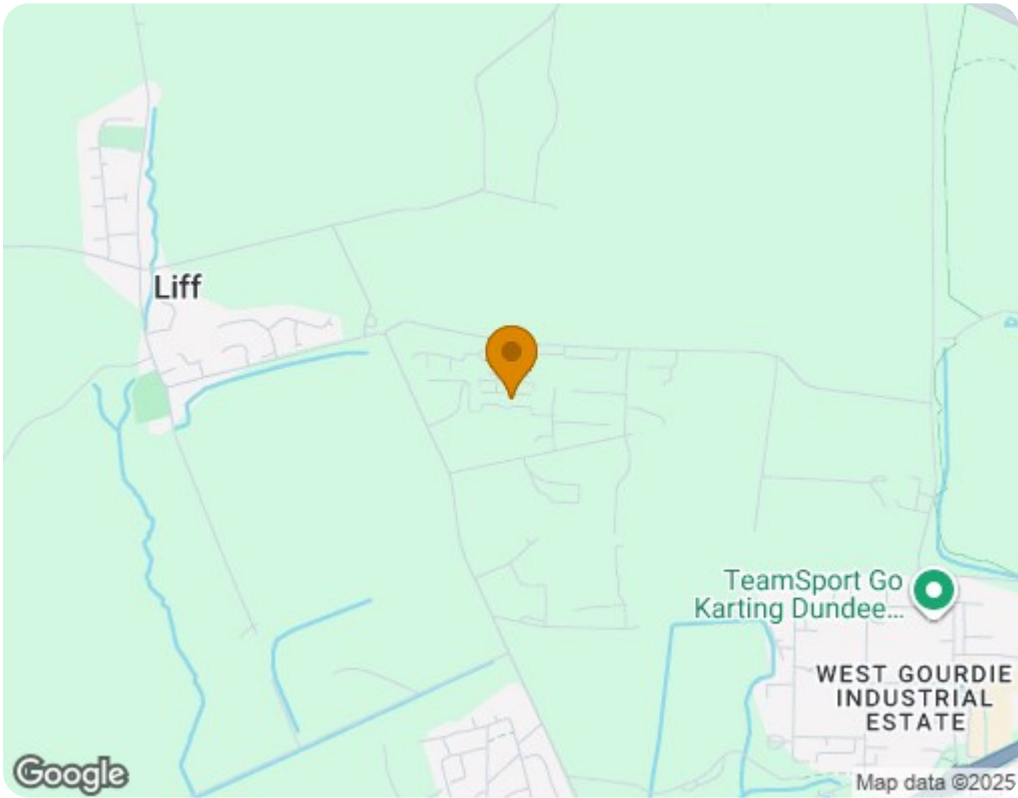
- Very Well Presented First Floor Flat
- Bright Lounge And Modern Kitchen
- Two Allocated Parking Spaces
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Two Generous Bedrooms
- Residential Tennis Court
- Picturesque Surroundings
- Master Ensuite Shower Room
- Secure Entry System
- Stunning Communal Grounds



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		