



28 Liff Road, Dundee  
DD2 3DQ  
Offers over £145,995

Simple Approach are pleased to welcome this newly renovated, maisonette flat on Liff Road to the Dundee residential sales market. Set within a highly sought after location, Liff Road is ideally placed to take advantage of all the local amenities found close by along with further conveniences found in Dundee City Centre just a short distance away. This lovely home has been fully renovated to a high standard throughout and offers spacious accommodation across two floors. Comprising; a welcoming entrance hallway, a stunning fitted kitchen with ample space for dining, a bright and spacious lounge, five bedrooms with a chic master ensuite and a further stylish family bathroom completes the interior of this beautiful home. Practical attributes include gas central heating, full double glazing, a private front door and a rear garden. Liff Road lends itself to a wide range of buyers including first time buyers, growing families or couples seeking a fantastic home in excellent move in condition throughout. Viewing is essential to really appreciate all that is on offer here at Liff Road, Dundee.

**Lounge**

13'9" x 14'5" (4.21 x 4.41)

**Kitchen**

13'6" x 12'0" (4.13 x 3.67)

**Bedroom Two (Downstairs)**

13'8" x 11'1" (4.19 x 3.38)

**Bedroom Three (Downstairs)**

11'10" x 10'10" (3.62 x 3.32)

**Master Bedroom (Upstairs)**

9'0" x 17'7" (2.76 x 5.36)

**Master Ensuite Shower Room**

6'4" x 5'4" (1.95 x 1.64)

**Bedroom Four (Upstairs)**

8'7" x 11'10" (2.62 x 3.62)

**Bedroom Five (Upstairs)**

7'11" x 8'6" (2.43 x 2.61)

**Bathroom**

6'5" x 5'10" (1.98 x 1.78)

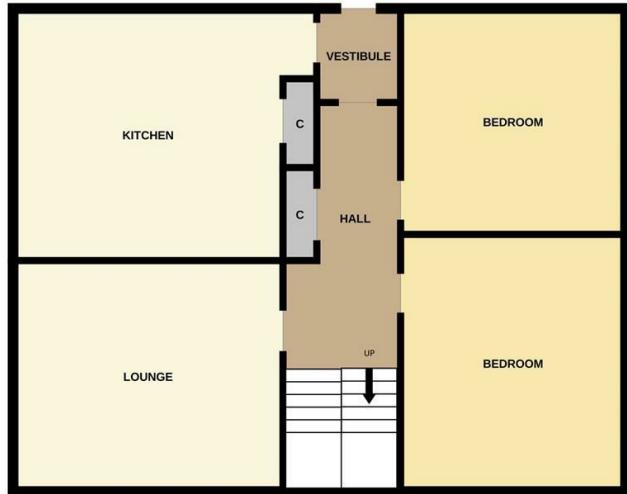




- Fully Renovated Throughout
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Sizeable Maisonette Flat
- Bright & Spacious Lounge
- Rear Garden
- Five Bedrooms (Master Ensuite)
- Beautiful Traditional Features
- Planning Permission Approved For Short Term / Air bnb



FIRST FLOOR  
83.0 sq.m. approx.

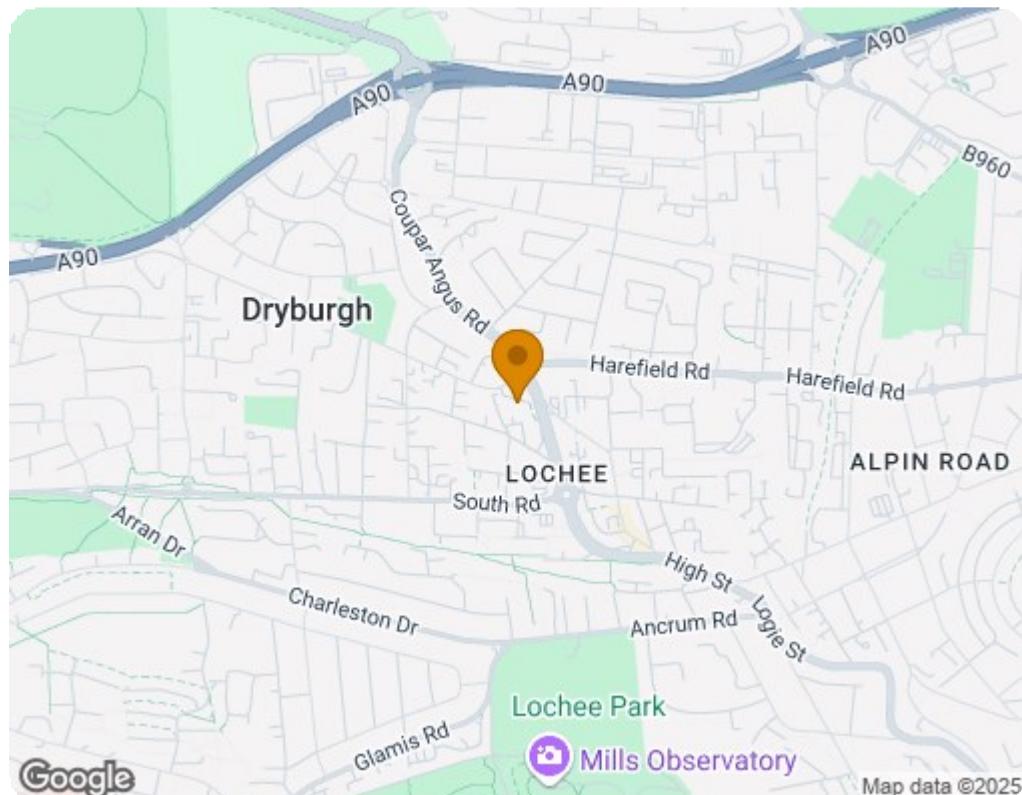


TOP FLOOR  
54.0 sq.m. approx.



TOTAL FLOOR AREA : 137.0 sq.m. approx.

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		76
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Scotland

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

Scotland

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