



GILSON GRAY

LAW • PROPERTY • FINANCE

42 NORTH ROAD

Liff, Dundee, DD2 5SQ



Offering spacious and light-filled accommodation, including a living room, a kitchen, a mezzanine-level bedroom, and en-suite bathroom, and a separate WC, this duplex flat is arranged over the ground and first floors of a characterful former hospital in Liff, just outside Dundee. The home represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike, and lies close to local amenities in Liff and more extensive facilities in Dundee.

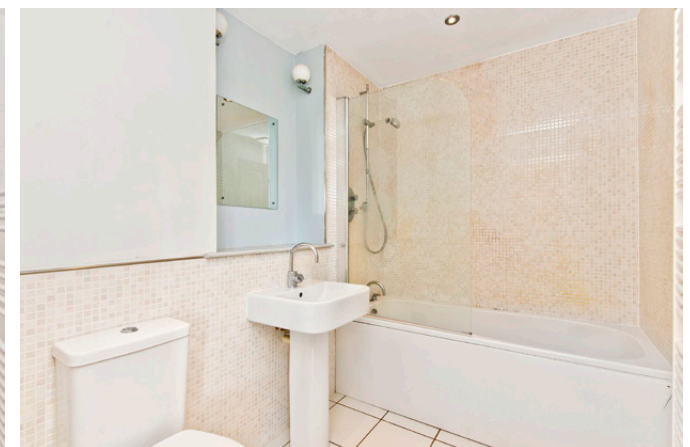
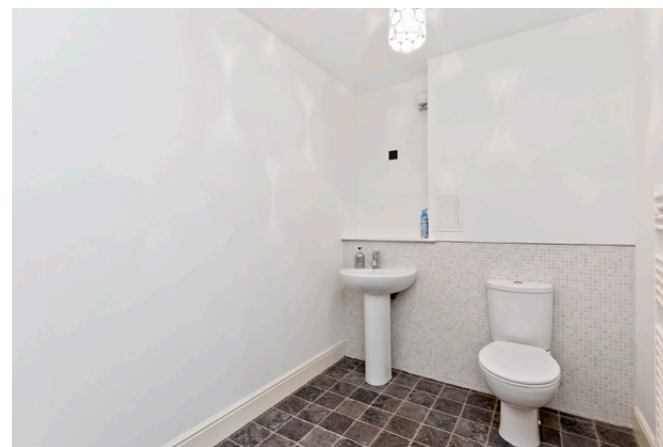
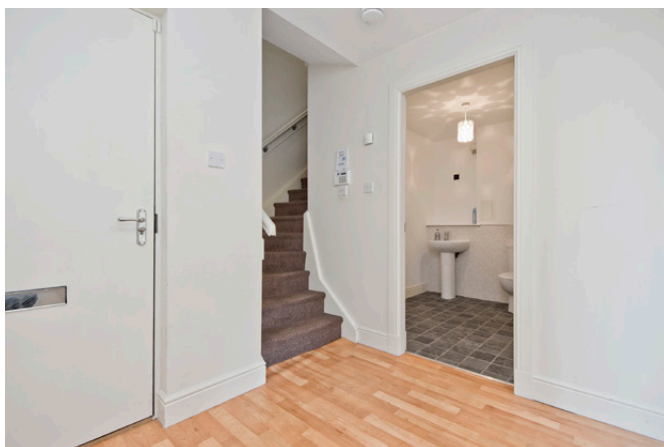
Extras: Integrated kitchen appliances comprising an oven, microwave, hob, extractor hood and integrated white goods will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

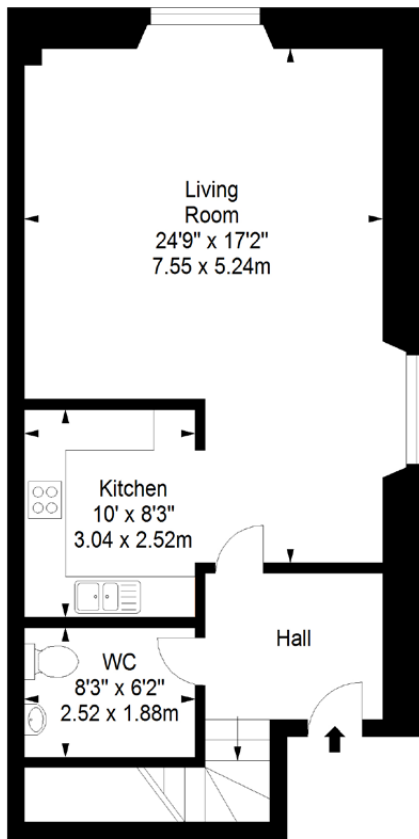
- Duplex flat in Liff
- Forming part of a characterful former hospital
- Secure shared stairwell
- Entrance hall with WC
- Large, south-facing living room
- Modern kitchen
- Spacious, mezzanine-level double bedroom
- En-suite bathroom with shower-over-bath
- Access to lovely shared garden grounds
- Allocated parking space
- EPC Rating - C
- Council Tax Band - D



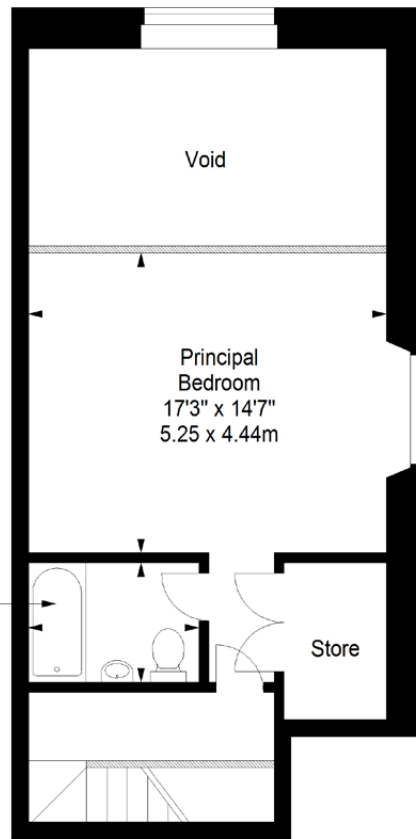
“MODERN KITCHEN,
SPACIOUS MEZZANINE-
LEVEL DOUBLE BEDROOM &
EN-SUITE BATHROOM WITH
SHOWER-OVER-BATH”



Ground Floor
Approx. 56.6 sq. metres (609.2 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 98.6 sq. metres (1061.3 sq. feet)



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