



**HARMONY HOMES**  
ESTATE AGENCY



Upper Flat, Muirloch Farm , Liff, DD2 5NQ

Offers over £235,000



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2



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Offers over £235,000

# Upper Flat, Muirloch Farm

Liff, DD2 5NQ

Nestled in the charming village of Liff, this delightful upper flat offers a perfect blend of rural tranquillity and city convenience. Built-in 1900, this property boasts character and history, providing a unique living experience.

With one reception room, one dining room, three bedrooms, large newly fitted kitchen and a family bathroom, this spacious home spans 1,776 sq ft, offering generous room sizes ideal for comfortable living. The master bedroom features an ensuite for added convenience, ensuring a touch of luxury in your everyday routine.

The lounge is a standout feature of this property, impressively spacious with large windows that flood the room with natural light. Imagine cosy evenings by the wood burner stove, creating a warm and inviting atmosphere for relaxation.

One of the highlights of this home is the private garden to the side of the property, a lovely outdoor space perfect for enjoying al fresco dining or simply unwinding amidst nature.

Located just a 10-minute drive from Dundee city centre and Ninewells Hospital, this property offers the best of both worlds - a peaceful retreat in a rural setting with easy access to urban amenities. Additionally, being in the catchment area for Liff Primary and Monifieth High School, both offering school bus transportation, makes this flat an ideal choice for families.

Don't miss the opportunity to make this charming property your new home, where you can enjoy the tranquillity of village life while being just a stone's throw away from the bustling city.





Directions

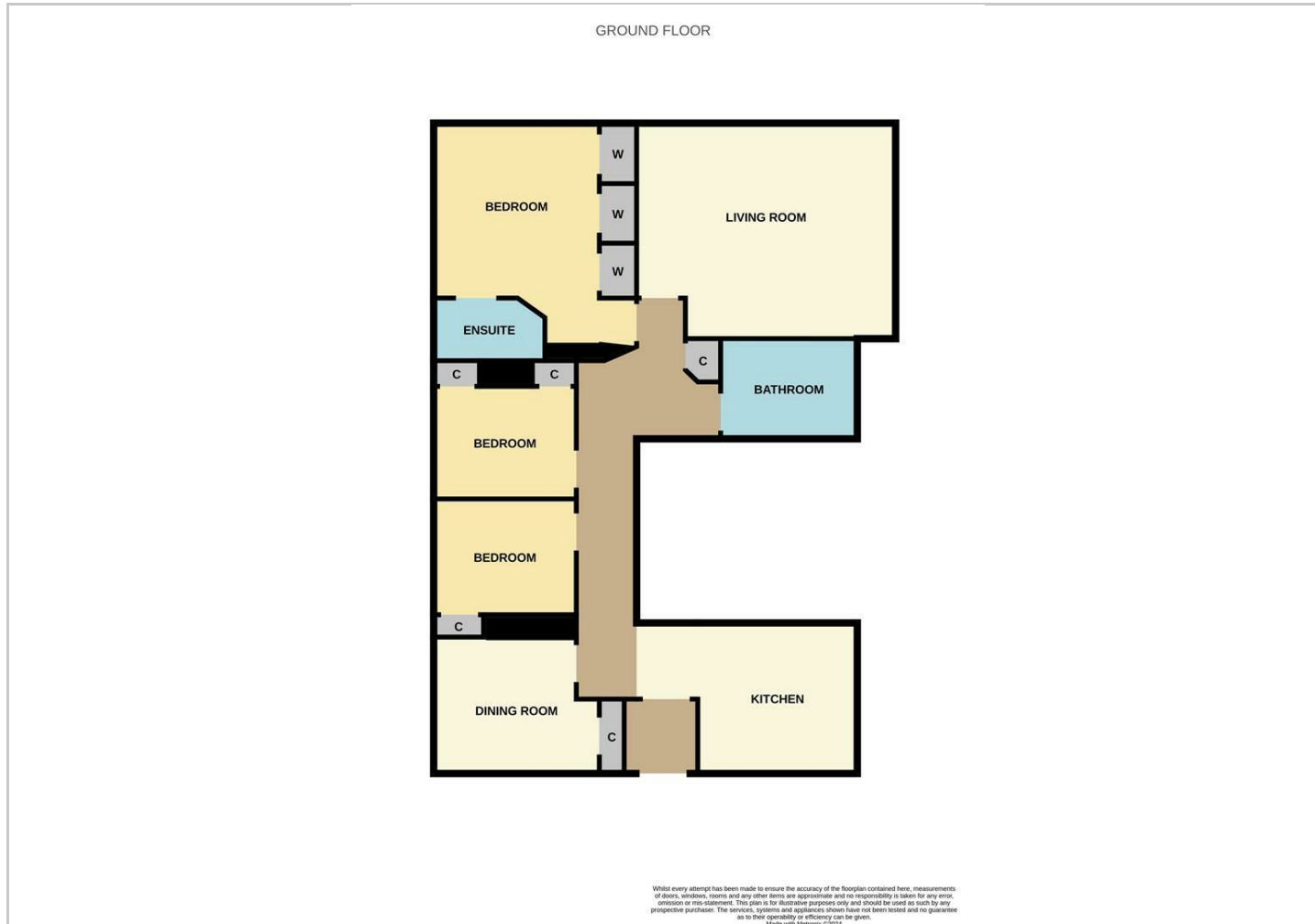








## Floor Plans



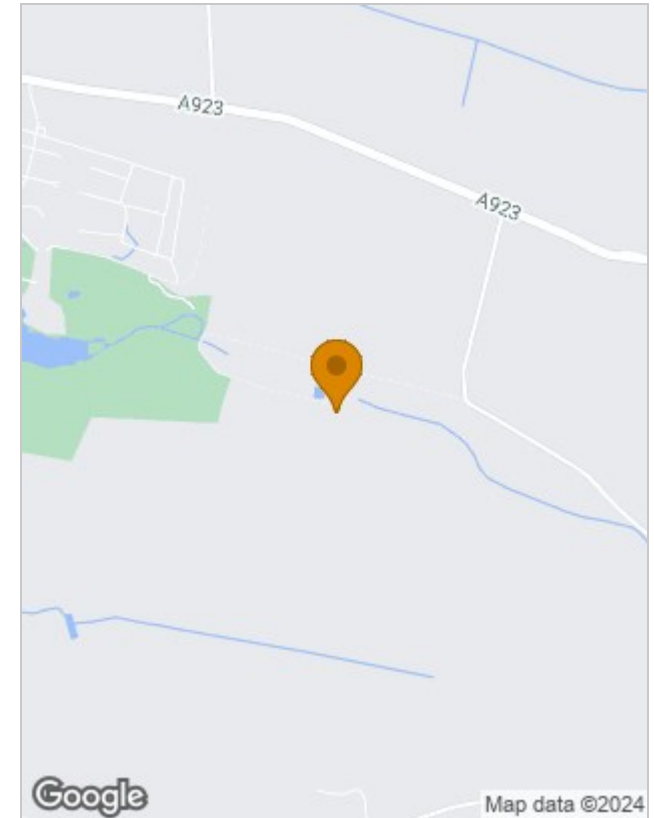
## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	