



21 South Drive, Liff Dundee, Angus, DD2 5SJ

Galbraith

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Dundee 6 miles Perth 19 miles Edinburgh 59 miles



 2  1  1

Spacious penthouse apartment set in lovely communal grounds.

1 reception room. 2 bedrooms (1 en suite). Bathroom.

Distant views over the River Tay and Fife hills.

Designated parking. Secure outside store.

Spacious communal stairways hall.

Offers Over £230,000

21 South Drive, Liff

SITUATION

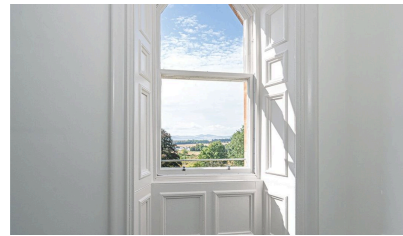
21 South Drive forms part of the prestigious Liff Hospital development set in a semi-rural location on the western periphery of Dundee within approximately 50 acres of mature parkland. The apartment forms part of Gowrie House, a former hospital building set to the south side of the main re-development and it enjoys wonderful views over the well maintained grounds with the River Tay and Fife hills visible in the distance. There are private tennis courts available for residents' use and a children's nursery within the grounds. Liff primary school is within walking distance.

In addition to the city centre itself, both the west end area (4 miles away) and the suburb of Broughty Ferry (8 miles) offer their own upmarket shopping districts with an excellent range of specialist shops and amenities. From Liff there is also easy access to a number of retail parks and out of town shopping centres between them offering a good selection of supermarkets and national retailers providing for virtually every requirement. Dundee Technology Park is only 2 miles away and Ninewells Hospital 3 miles, plus it is also convenient for the universities. There is quick access to the main A90/M90 motorway network linking Perth, Edinburgh and Aberdeen, whilst Glasgow is approximately ninety minutes to the southwest.

The area offers ready access to the charming surrounding villages and towns of Angus and North-East Fife, including St. Andrews and Carnoustie as well as some particularly fine countryside. With a lovely mix of farmland, coastline, hill and wood, the result is to provide a home for an array of wildlife as well as presenting a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and golf all readily available.

DESCRIPTION

21 South Drive is situated on the second floor of a former hospital building in the grounds of the former Liff Hospital, which was converted around 2006 into a development of luxury flats, townhouses and detached modern homes. The property has been recently decorated throughout and is in move in condition.



21 South Drive, Liff

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The apartment is approached by a spacious communal staircase and offers impressive accommodation on one level extending to about 123 sqm. The apartment has been sympathetically designed to retain the original splendour of the building with its high ceilings that add a wealth of character and charm.

ACCOMMODATION

Hall, reception room, kitchen/breakfast room, 2 bedrooms (1 en suite), bathroom.

GROUNDS

The property is set within approximately 50 acres of beautiful parkland for residents to use. Along with the other communal areas of development, these are maintained by way of a factoring fee. The property benefits from an allocated parking space as well as a useful lockable store. There is also ample visitor parking available within the development.

FACTORING CHARGE

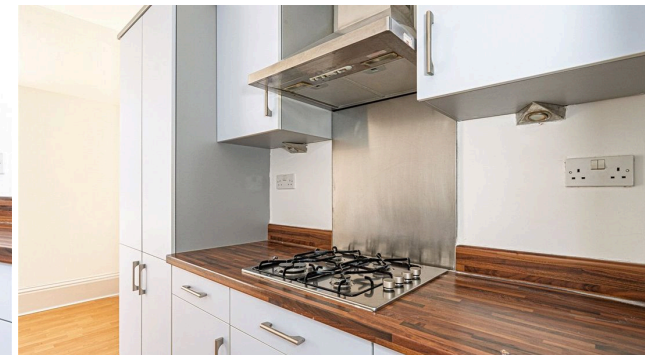
The monthly factoring fee is in the region of £120-130 per month which covers general repair and maintenance of the development including grounds, gardens and communal areas

WHAT3WORDS

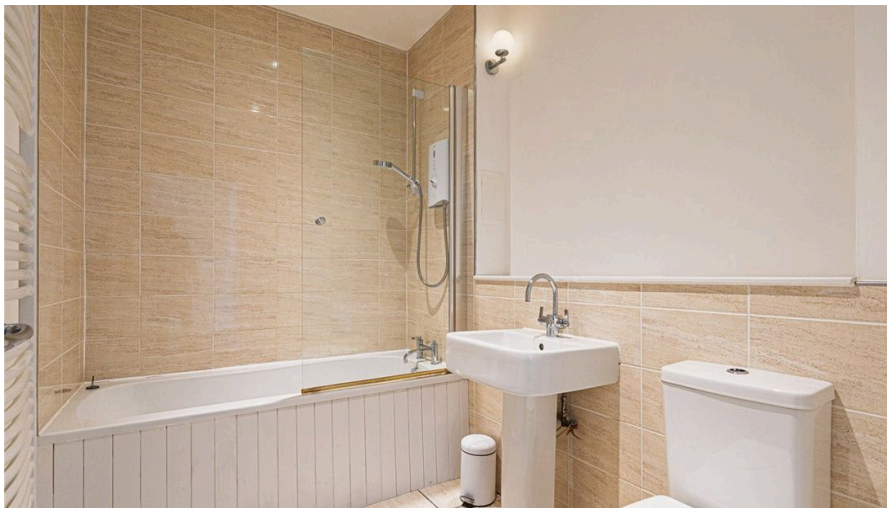
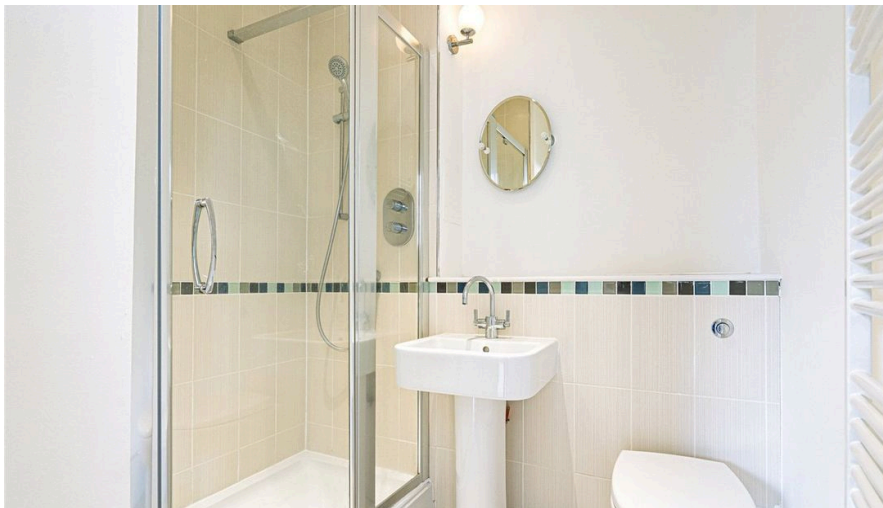
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
Playfully.bristle.alert

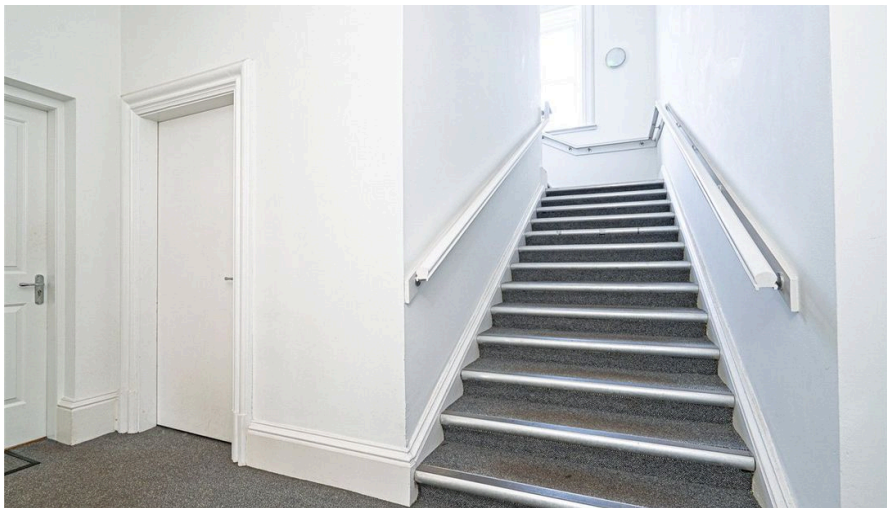
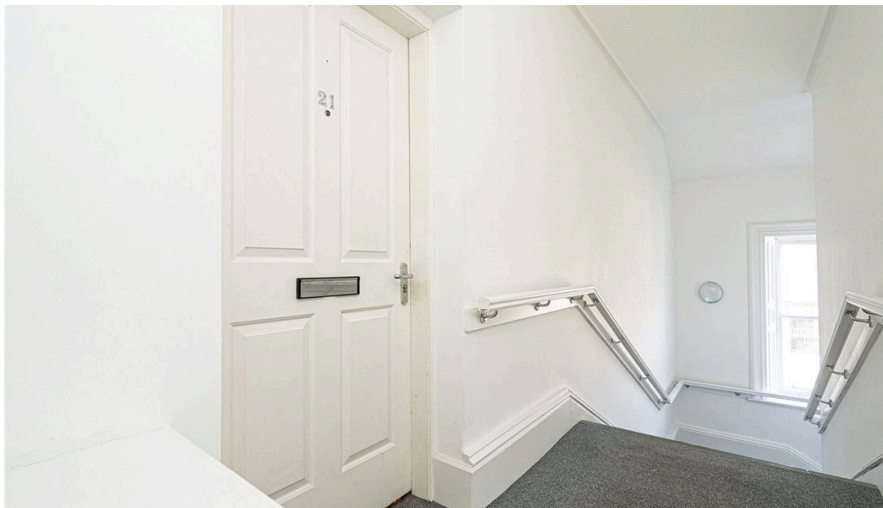
FLOOD RISK

Flood maps of the area can be viewed at
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>











IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 12/08/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

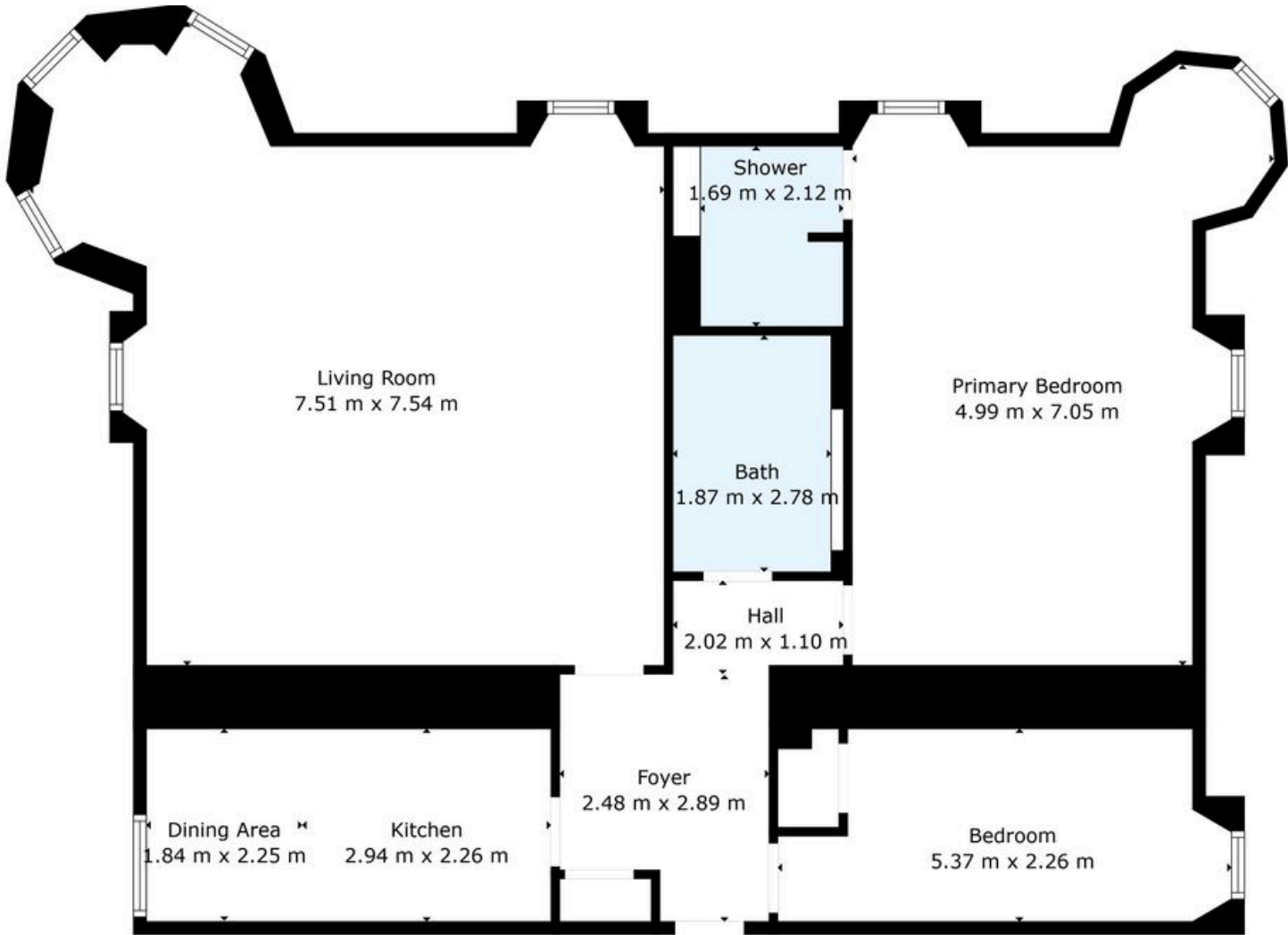
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



DD2 5SJ

Plans

Total Area: 123 sqm



Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Listing

Category B

Tenure

Freehold

Local Authority

Angus Council

Council Tax

D

EPC

C



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Mains Gas

Internet

Yes



Additional Information

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars

VIEWINGS

Strictly by appointment with the Selling Agents.



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Galbraith