



11 Red Squirrel Way

, Liff, DD2 5SR

Fixed asking price £445,000



*** Now Under Home Report Value *** Rosie Fraser Real Estate are delighted to present this executive six-bedroom detached villa, located in the ever-sought-after Red Squirrel Way, Liff.



This is an exceptional opportunity to acquire an immaculate and substantial family home. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a warm and welcoming lounge featuring a beautiful fireplace and bespoke media wall perfect for cosy family evenings. Leading from the lounge is a spacious dining room, comfortably accommodating a table for eight, with patio doors opening onto the rear garden.

The true heart of the home is the stunning kitchen, dining and family room. Finished to an extremely high standard, the kitchen boasts upgraded oven, grill, microwave, hob, extractor fan, dishwasher and fridge freezer ideal for cooking enthusiasts and family gatherings alike. The space flows seamlessly into a generous family snug and dining area, creating an entertainer's paradise. This private and inviting space also benefits from patio doors leading directly to the rear garden.

Off the kitchen is a practical utility room with space for a washing machine and tumble dryer. The ground floor further benefits from a versatile study, which could also serve as a playroom, home gym or additional bedroom. Either side of the front door entrance, spacious cupboards offer storage space. A conveniently located WC completes the ground floor accommodation.

Upstairs, the impressive principal bedroom is a generous double room with two extensive fitted wardrobes on approach to the beautiful en-suite shower room. Bedroom two is another sizeable double, with a double, fitted, mirrored wardrobe and en-suite shower room. Bedroom three is a well-proportioned double with ample space for bedside tables and wardrobes. Bedroom four is a further spacious double with room for additional furnishings. Bedroom five completes the sleeping accommodation and would also make an ideal home office or dressing room.

An immaculate and bright bathroom with bath, separate fitted shower, WC and hand basin perfects the upper floor.

In addition, the attic space is partially floored creating significant storage opportunity. Lighting is installed and access is by fitted, pull down, folding loft ladder.

The property benefits from gas central heating and double glazing throughout.

Externally, there is a large monoblock driveway providing off-street parking for five to six vehicles and leading to a double garage. The fully landscaped rear garden has been thoughtfully designed to suit all buyers and occasions. A slabbed patio area provides the perfect setting for entertaining friends and family, whether enjoying morning coffee or summer barbecues, while the generous lawn offers excellent space for children and pets to play.

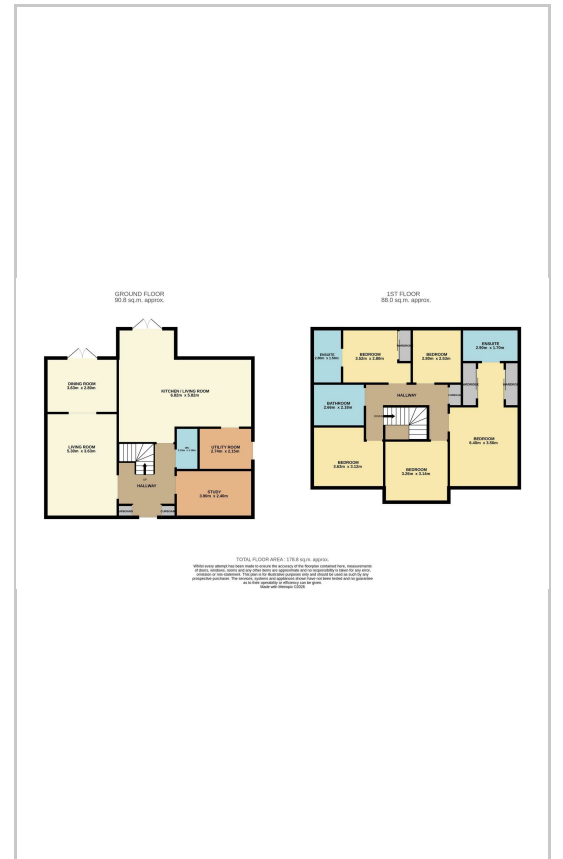
Outbuildings are not included in the sale but negotiable.

Situated in Liff, an exclusive and charming village on the outskirts of Dundee, the property enjoys a semi-rural lifestyle surrounded by open fields and nature trails. This peaceful yet well-connected location is ideal for those who appreciate outdoor living while remaining within easy reach of the city. Liff is known for its friendly community and high-quality homes, making it one of the area's most desirable addresses. The property is located with walking distance of the local Nursery and primary School.

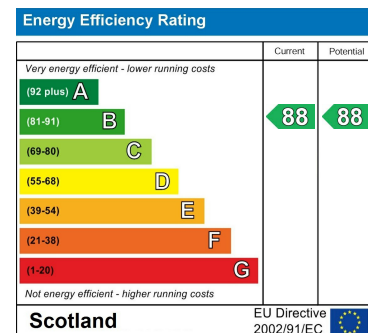
Area Map



Floor Plans



Energy Efficiency Graph



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