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3 The Steading, North Mains of Liff Muirhead, DD2 5QW

**Recently converted steading
Excellent countryside views
Conveniently situated for access to Dundee & Perth
Lounge, quality kitchen
3/4 bedrooms
Bathroom, shower room and en suite
Mains gas central heating, double glazing, security alarm,
solar panels
Parking and gardens**

Fixed Price £248,000



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This recently completed converted steading forms part of a small development situated within easy commuting distance of Dundee. Local amenities at the nearby villages of Muirhead and Birkhill include a nursery, primary school, medical centre, local shops, pub and Post Office.

This attractive building, part of the original steading, has a beautiful stone exterior. The interior is thoughtfully laid out with most of the rooms enjoying excellent views over open countryside and beyond to the Sidlaws.

The bright interior has been finished to a high standard benefiting from a quality German kitchen by 'Selan Design' with integral appliances, mains gas central heating, solar panels, digital TV points and double glazing.

Outside there is an attractive monobloc courtyard and private gardens, parking and garage with remote control door.

How to Get There: Travelling from the village of Muirhead towards Blairgowrie, after approx 1 mile turn right down a farm road to the steading. A for sale board will be in evidence.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

**For Viewing & Enquiries:
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Accommodation

Entrance Hallway

Solid door with opaque glazed side light gives access to the hallway with stairs to upper level accommodation. Doors off to all down stairs accommodation. Window from the hallway overlooking courtyard. Coving. Down lighters. Security alarm panel.

Lounge

Approx 16'11 x 11'11

Bright, well proportioned room with window at one end and glazed French doors enjoying views over fields towards the Sidlaws. Decorative coving. Digital TV point. Telephone point. Partially glazed door from the hall and double doors opening onto the kitchen.

Kitchen

Approx 11'4 x 8'2

Stylish kitchen fitted by 'Selan Design' providing contemporary style wall and floor units. Contrasting work surfaces are inset with one and a half bowl stainless steel sink and mixer tap positioned at the window with views towards the Sidlaws. Splash backs. Integrated appliances include fridge freezer, dishwasher, washing machine, low level Neff electric oven with gas hob and extractor hood above. Under unit lighting and down lighters. Contemporary style radiator. Under stairs storage cupboard and part glazed door to hall.

Bathroom

Approx 6'9 x 8'11 at widest points

Fitted with three piece white suite including shower bath accommodating the electric shower and curved screen fitted over. Wet wall. Extractor. Chrome towel radiator.

4th Bedroom / Study / Dining Room

Approx 14'2 x 11'9 at widest points

A multi functional room with full length window again enjoying views of the Sidlaws. Fitted wardrobes. Telephone point. Digital TV point.

Stair finished with wooden balustrades and banister to upper landing. Bright with windows overlooking courtyard. Space for desk or reading area. Fitted cupboard housing boiler, tank and electrics. Access hatch to roof space. Positive air ventilation system vent.

Master Bedroom

Approx 17'2 x 17 at widest points

A well appointed and spacious room with windows to the front and rear again enjoying views across open countryside towards the Sidlaw Hills. Digital TV point and telephone point.

En Suite

Approx 6'10 x 5'11

Fitted with white WC, pedestal wash hand basin and corner shower cabinet finished with wet wall and mains shower. Chrome ladder radiator. Shaver light. Extractor. Part coombed ceiling.

Bedroom Two

Approx 15'5 x 8'3

With windows enjoying views towards the Sidlaws. Digital TV and telephone point. Part coombed ceiling.

Bedroom Three

Approx 15'7 x 10'2

Generously proportioned room with views towards the Sidlaws. Digital TV and telephone point. Part coombed ceiling.

Shower Room

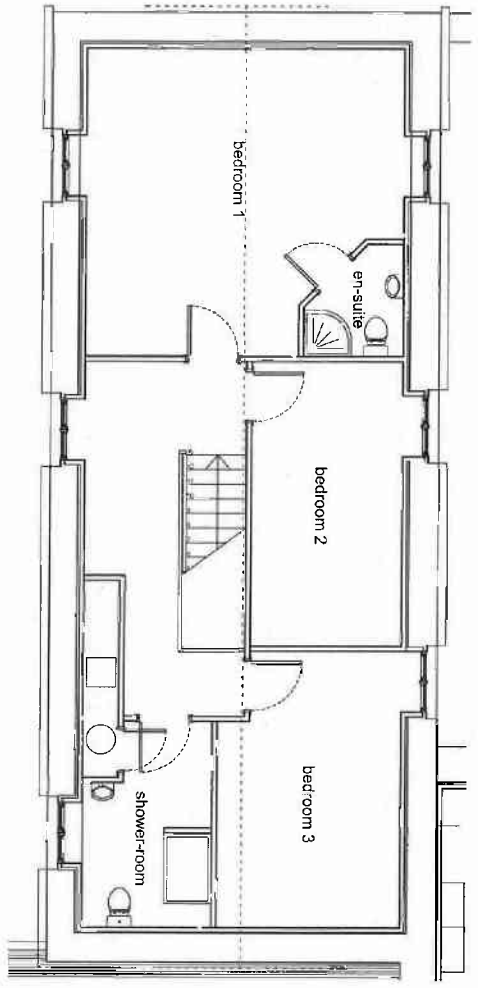
Approx 11' x 6'6 at widest points

Fitted with WC, pedestal wash hand basin and double shower unit with wet wall and mains shower. Shelving and door giving access to water tank. Opaque glazed window. Part combed ceiling. Extractor. Chrome towel radiator.

Outside

Single garage with remote control door, power and light and door giving access to the rear gardens. Mono bloc parking in front with shared turning point. To the side of the property are two further mono bloc parking spaces with private garden ground beyond. This is bordered by a stone wall on one side and fencing on the other. Further area of garden can be accessed from the lounge and has a raised patio with stone chips beyond and sheltered by fencing.

3 The Steadling, North Mains of Liff



First floor plan 1:100

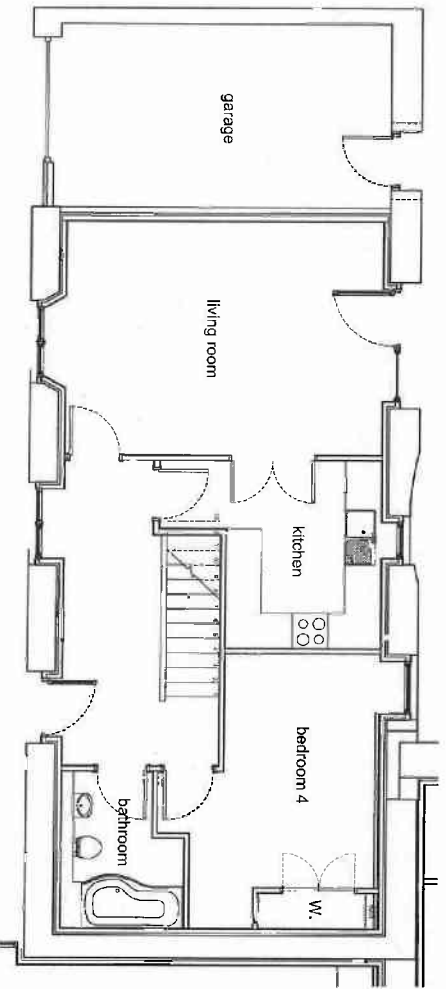
GROUND FLOOR:

- Living room 5.36m x 3.96m
- Kitchen 3.76m x 3.20m
- Bedroom 4 4.69m x 3.66m
- Wardrobe 1.95m x 0.80m
- Bathroom 2.67m x 2.07m
- Garage 3.12m x 5.61m

FIRST FLOOR:

- Bedroom 1 5.23m x 5.36m
- En-suite 1.90m x 1.67m
- Bedroom 2 4.84m x 2.54m
- Bedroom 3 4.71m x 3.08m
- Shower-room 3.51m x 2.19m

All dimensions are approx. and given to the widest point of the room



Ground floor plan 1:100