



lindsays

"Brinkies Brae" 6 Tay Terrace
Newport-on-Tay, DD6 8AZ

"An attractive ground floor period apartment in the heart of popular Newport-on-Tay"

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Private Front Garden
- Garage
- Planning Consents for Extension 22/02331/FULL

EPC Rating D

OFFERS OVER £250,000



Description

Lindsays are delighted to offer to the market this spacious ground floor, main door apartment which is located in the heart of the very desirable town of Newport-on-Tay. This lovely period property boasts many original features including ornate coving, wooden flooring and fireplaces alongside the practical benefits of double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the cooker in the kitchen. The woodburning stove is not included in the sale.

Entering the accommodation through the impressive hallway you will find on the right hand side the cosy lounge featuring an open fireplace, ornate coving and a bay window flooding the room with natural light. Behind this lies the dining room with space for a home office desk with open fireplace and leading to the kitchen at the side of the property. There are two double bedrooms both with open fireplaces and a single room. The accommodation is completed with the contemporary shower room.

The current owners have obtained full planning permission under reference 22/02331/FULL to build an extension at the side of the property where the current kitchen and outhouses are. It comprises a garden room, kitchen and utility room.

Externally the apartment boasts its own secluded front garden laid mainly with lawn and mature plants and shrubs. There is a garage accessed from Tay Terrace. Currently at the side of the property lies a large store.

This well appointed property and excellent location can only be fully appreciated by viewing which is highly recommended.

Area

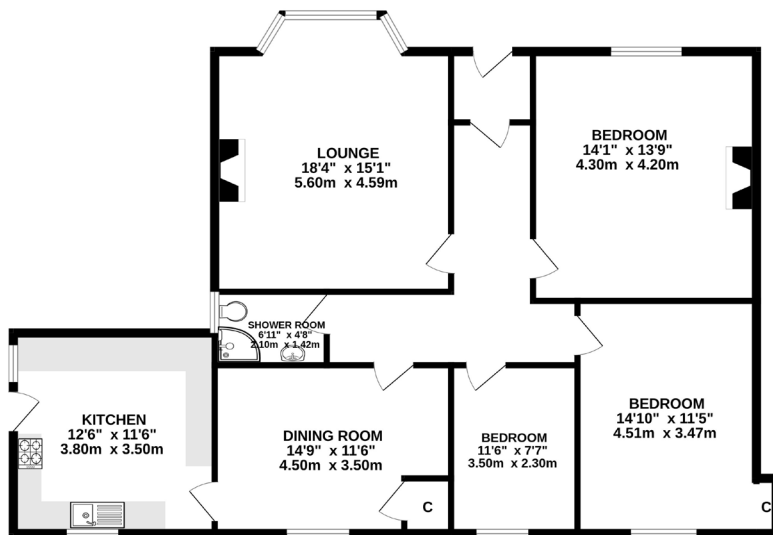
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities including the popular Newport Hotel and Boat Brae Restaurant both boasting spectacular views and sunsets while enjoying fabulous dining. The high street offers a variety of local shops including minimarkets, butchers, pharmacy, post office and the renowned Sutherlands Hair and Beauty Salon. There is a local primary school with secondary schooling found at Madras College in St Andrews. Newport is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig with St Andrews just a few miles away.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal meeting with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.