



**lindsays**

33 King Street,  
Newport-On-Tay, DD6 8BE

*"A deceptively spacious semi-detached villa located in a quiet central location in popular Newport with fantastic views from the rear"*

- Vestibule & Hallway
- Lounge/Dining Room
- Conservatory
- Kitchen
- Cloakroom/WC
- Master Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Integral Garage and Driveway
- Gardens

EPC Rating C

**OFFERS OVER £250,000**



## Description

A rare opportunity to purchase a three bedroom semi-detached villa which is located in the very desirable town of Newport-on-Tay within walking distance of the eclectic array of shops and restaurants.

This family home is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the Range Oven, integrated fridge freezer and dishwasher in the kitchen.

The accommodation on the ground floor comprises a bright lounge/dining room with conservatory providing access through French doors to the garden, kitchen and cloakroom/WC. On the upper floor the generous master bedroom benefits from fitted wardrobes and an en suite shower room. There are two further double bedrooms with both featuring wonderful river views and the family bathroom with shower over the bath.

Externally at the front of the villa lies a driveway leading to an integral garage with up and over door. The main garden lies at the rear and benefits from the fabulous views over the River Tay and beyond with the amazing sunsets.

This kind of property is rarely available in Newport and would make an ideal family home.

## 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 boasting spectacular views and sunsets while enjoying fabulous dining. The high street offers a variety of local shops including minimarkets, butcher, cheesemonger and Deli 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.

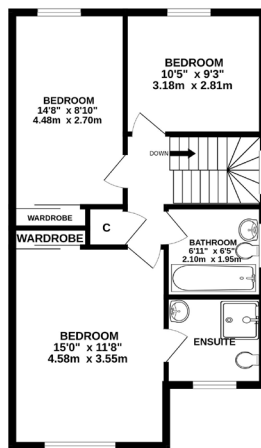
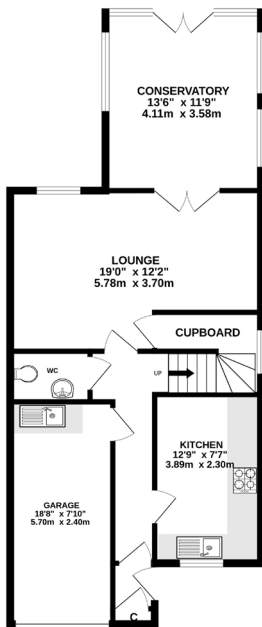
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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. Made with Metron 10/20

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest 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.