



11 Banknowe Drive, Tayport, DD6 9LN

Offers Over £175,000

Contact Solicitors for an  
appointment to view on  
01382203000

Chamber Practice 





- **Entrance Hallway**
- **Lounge**
- **Kitchen**
- **2 Bedrooms**
- **Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Move in Condition**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this spacious semi-detached 2 bed villa situated in a popular area of Tayport within a stone's throw of local amenities including Co-op Supermarket, Public House, leisure and recreation facilities and public transport links. Central Tayport with its many amenities including a variety of cafes and take-aways, Post Office, shops and lovely harbour area are also within walking distance and Dundee City Centre and St. Andrews are a short drive away.

Practical benefits include double glazing, gas central heating, ample storage space and interlinked heat and smoke alarms.

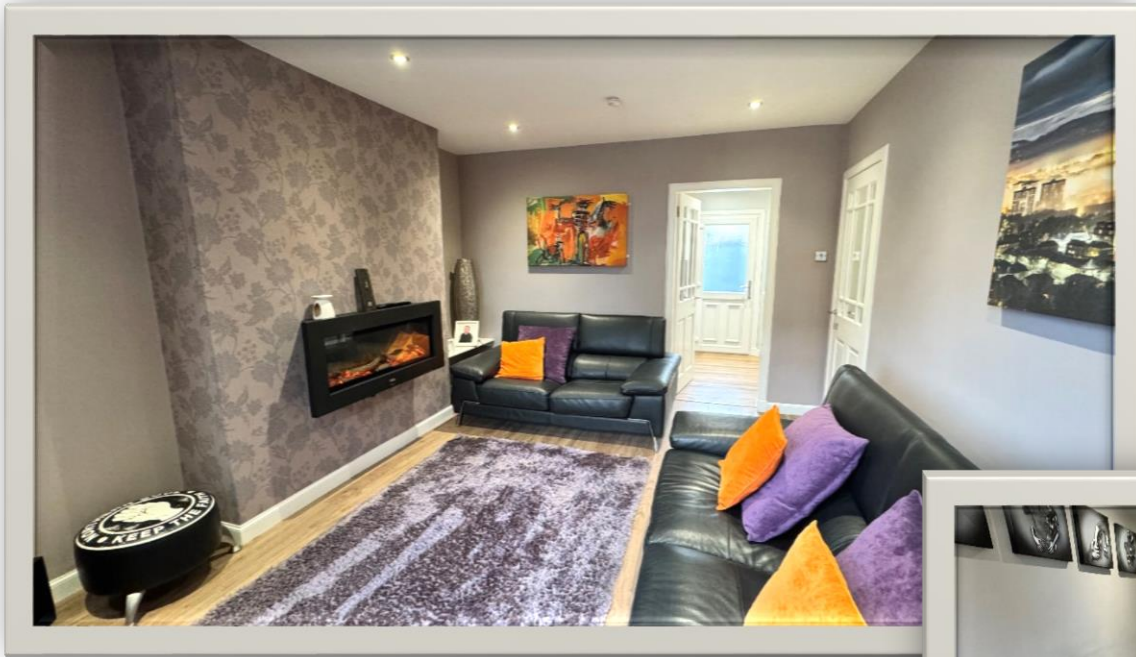
Accommodation comprises; entrance hallway which has connecting doors to lounge and large storage cupboard, carpeted staircase leading to upper floor; spacious lounge with feature electric wall mounted fire, display shelving, connecting door to kitchen/dining; bright kitchen/dining room with fitted base and wall mounted units with contrasting worktops incorporating breakfast bar, integrated gas hob and electric oven with extractor hood above, ample space for appliances, external door leading to rear garden; master bedroom with 2 storage cupboards; further double bedroom; bathroom with 3 piece suite, W.C, vanity wash hand basin with storage below and a bath with a mains fed shower above and a heated towel rail; upper landing has access to the attic. Externally there are enclosed well-kept gardens to the rear & side with garden shed and decking area. There is an outdoor storage cupboard which houses the boiler. To the front there are grassed and stone chipped areas.

This particular property would make an ideal family home and early viewing is highly recommended.

Tayport is located on the north east tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. Tayport is home to Scotsraig Golf Course, the 13th oldest golf club in the world and the wonderful Tentsmuir Nature Reserve is nearby, a haven for wildlife, perfect for walking and cycling.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

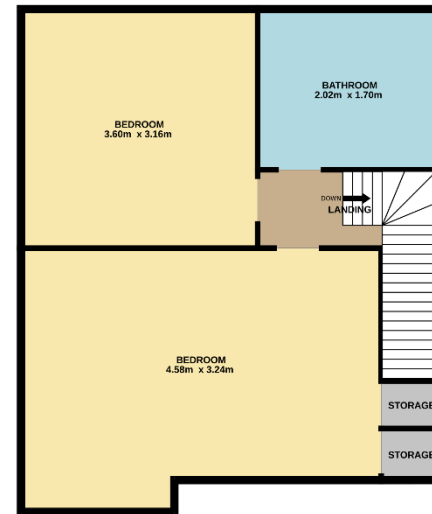






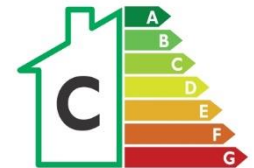
GROUND FLOOR

1ST FLOOR



*Included in the sale are all carpets and floor coverings, window blinds where fitted.*

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.