



**lindsays**

The Lodge Gardens, 5 Kilgask Street  
Newport-on-Tay, DD6 8DS

*"A unique Swedish design detached villa set within a beautiful 1870s garden with picturesque river views"*

- Hallway
- Dining Kitchen
- Lounge/Diner
- Sun Room
- Master Bedroom with Balcony
- Further Double Bedrooms
- Cloakroom/WC
- Utility room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Large Garage & Driveway
- Security Alarm
- Charming Mature Gardens

EPC Rating C

**OFFERS OVER £325,000**





# Description

Lindsays is delighted to offer to the market this rarely available Swedish design detached villa located in the heart of the popular town of Newport-on-Tay. The Lodge Gardens sits at the apex of a triangular plot of just under one quarter of an acre, formerly the gardens of the neighbouring 1870s "Lodge". This gives the house superb views over mature gardens to the Firth of Tay.

This family home offers versatile accommodation over two levels. Included in the sale are all carpets, floor coverings and blinds where fitted along with the integrated oven, hob, dishwasher and freestanding fridge-freezer in the kitchen. Practical benefits include double glazing, gas central heating and an efficient Swedish log burner that delivers ducted hot air around the house.

The accommodation on the ground floor comprises a generous lounge/dining room with patio doors leading to a covered patio and the delightful main garden with river views. The log burner provides a cosy centre to the room which is laid in solid beechwood. This room could be easily divided if separate dining or an extra bedroom is required. The kitchen diner has two distinct areas with ample room for table and chairs. At the side of the home lies a sun room with French doors to the garden and a further patio area. Bedroom four is located on the ground floor and also the useful cloakroom/WC. Moving to the upper floor you will find the superb master bedroom with double fitted wardrobes and the excellent covered balcony ideal for watching the fabulous sunsets. There are two further bedrooms both benefiting from fitted wardrobes and the family bathroom which has both a separate bath and shower. Overall, the house is extremely light due to additional Velux windows.

Externally, at the front of the villa lies a large garage and a driveway providing off street parking. The beautiful secluded main garden lies at the rear and is laid mainly with lawn. It is well stocked with plants and shrubs and features mature copper beech, birch and fruit trees. This superb home is ideal for a family and we strongly recommend viewing to fully appreciate what is on offer.

# 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.

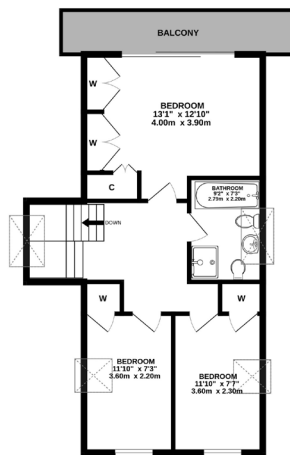
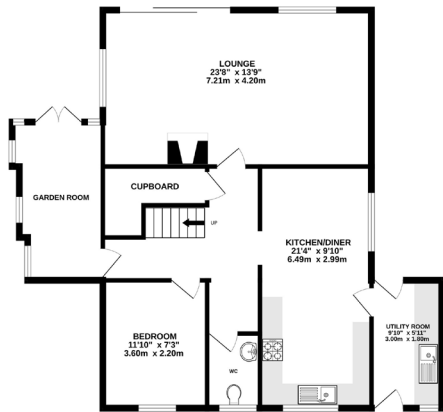
# Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk).  
(Weekend - 07802 250345)



GROUND FLOOR

1ST FLOOR



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 operation or efficiency can be given.

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.