



**lindsays**

48 King Street,  
Newport-on-Tay DD6 8BE

*"Spacious four bedroom maisonette apartment with beautiful views towards the River Tay"*

- Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Communal & Private Gardens

EPC Rating D

**OFFERS OVER £220,000**





## Description

Lindsays are delighted to offer to the market this four bedroom maisonette apartment with beautiful views towards the River Tay. King Street is ideally situated for ease of access to a number of local amenities.

The property offers the buyers spacious and versatile accommodation spread over two floors. The first floor comprises: bright and spacious lounge and dining room with views towards the River Tay. Fitted kitchen, bedroom with built in wardrobe and family bathroom. Upstairs there are three further bedrooms, two of which has built in wardrobes and shower room. Benefits include double glazing, gas central heating and ample storage throughout.

Externally there is a communal drying green and a private fully enclosed rear garden. This is laid with a combination of lawn and paving stones. There are two external store and summer house which will be included in the sale.

This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

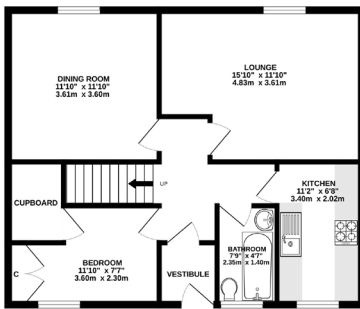
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities including the popular Newport Hotel boasting spectacular views and sunsets while enjoying 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

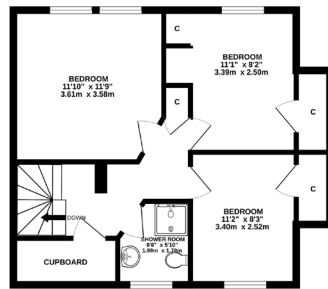
By appointment through Lindsays on 01382 802050, [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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 floorplan 12/21

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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.