



lindsays

2 Kirk Road
Newport-on-Tay, DD6 8JD

"A spacious upper and attic floor divided villa boasting beautiful panoramic views"

- Hallway
- Lounge
- Dining Room
- 4 Bedrooms
- Shower Room
- Bathroom
- Gas Central Heating
- Mixed Glazing
- Garage
- Private Gardens

EPC Rating E

OFFERS OVER £275,000



Description

An excellent opportunity to purchase the upper and attic floor of a divided stone built villa which is located in the desirable town on Newport-on-Tay and boasts spectacular views over the River Tay and beyond. The property is located adjacent to the park and the nature trail offering lovely walks. This family home offers versatile accommodation over two levels and included in the sale are all carpets, floorcoverings and blinds where fitted. The property is entered on the first floor and comprises a superb lounge with bay window and dual aspect views up and down the river, formal dining room, kitchen with ample room for a table and chairs, good sized double bedroom with fitted storage and the same stunning views and the family shower room. Moving to the attic floor you will find three double bedrooms and a family bathroom with shower over the bath. Excellent eaves storage is found from the bathroom.

Externally there is a charming private garden laid mainly with lawn and mature plants and shrubs with a coal cellar located under the stairwell. A timber garage also pertains to this property which can house two vehicles. On street parking is available on Kirk Road.

This is an excellent family home in an enviable position and viewing is highly recommended to fully appreciate the accommodation 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 and 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



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 for any prospective purchase. This service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreco 1/2024

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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.