



**lindsays**

8 Catherine Place  
Tayport DD6 9AL

*"Spacious one bedroom, top floor flat in a popular residential area"*

- Hallway
- Lounge
- Dining Kitchen
- Bathroom
- Double Bedroom
- Secondary Glazing
- Gas Central Heating
- Communal Gardens

EPC Rating D

**OFFERS OVER £105,000**



## Description

Lindsays are delighted to offer to the market this spacious one bedroom top floor flat in a popular residential area.

Catherine Place is ideally situated for ease of access to a number of local amenities including a regular bus route, a number of shops and cafes, with the popular Harbour Café located on the ground floor of Catherine Place.

The accommodation comprises: large hallway, bright and spacious lounge with feature fireplace, large dining kitchen, double bedroom and bathroom with shower over the bath. Benefits include secure phone entry system, secondary glazing and gas central heating.

Externally there is a large well maintained communal garden.

Early viewing is highly recommended.

## Area

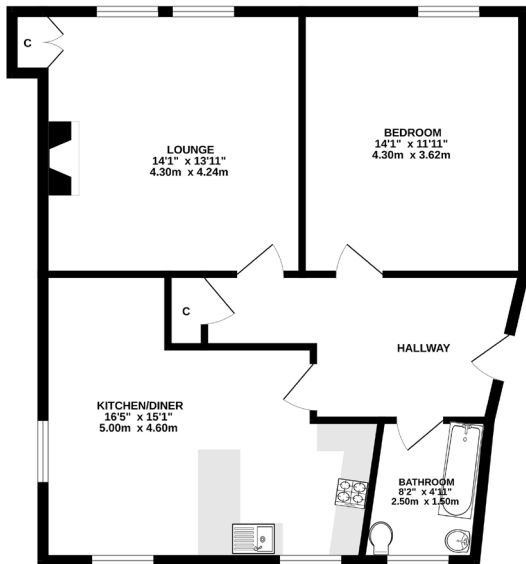
Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including the Larick Centre, marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotsraig and Drumoig with historic St Andrews and the famous Old Course just a fifteen minute drive. There are regular commuter bus services to the surrounding areas as well as Dundee, St Andrews, Leuchars and Cupar. Dundee lies just over the bridge and offers all the amenities of a major city with main line railway links to north and south of the country, airport offering flights to London and some other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.

## Viewing

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



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, boundaries, levels and any other items are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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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.