



lindsays

8 Cupar Road
Newport-on-Tay, Fife, DD6 8DG

"A spacious upper and attic floor apartment in the heart of desirable Newport-on-Tay"

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Attic Room used as office and sitting room
- Family Bathroom
- Shower Room
- Mixed Glazing
- Gas Central Heating
- Private Garden Space

EPC Rating D

OFFERS OVER £270,000



Description

Located in the heart of Newport-On-Tay this spacious upper floor of a divided semi-detached villa offers superb family accommodation and also boasts lovely views of the River Tay and beyond. This lovely home is in move in condition and practical benefits include gas central heating, mixed glazing and a wood burning stove set in the lounge. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, fridge freezer and washing machine in the kitchen.

The accommodation is entered at the rear of the building through the vestibule into the hallway with its original flooring and large storage cupboard. On this floor you will find the elegant lounge featuring a bay window with the views, ornate ceiling and cosy wood burning stove. The kitchen has ample room for a dining table and chairs. There are three double bedrooms with the room at the front also offering lovely views and the family bathroom with shower over the bath. A quirky spiral staircase leads to the attic floor where you will find an superb space for a home office with a sitting area taking in the panoramic view. On this level lies a useful shower room and excellent eaves storage.

Externally at the rear of the building lies a private garden laid mainly with lawn and a garden shed. Parking is available on Cupar Road.

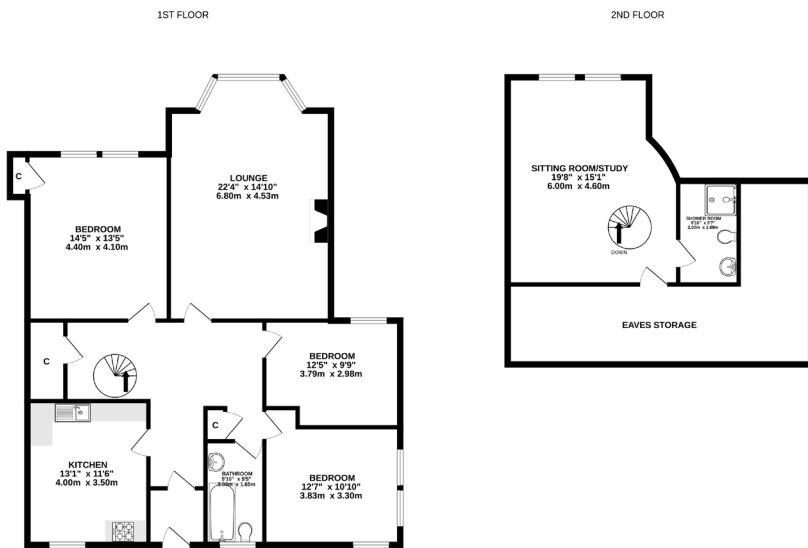
This impressive apartment can only be fully appreciated by viewing which is highly recommended.

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 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 herein, 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, appliances 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.