



**lindsays**

3 Beechwood Terrace East  
Newport-on-Tay, DD6 8JG





## Description

Located on an elevated position in the sought after town of Newport-on-Tay this handsome semi-detached villa boasts wonderful panoramic views over the River Tay and beyond. This superb family home offers spacious and versatile accommodation over three levels and offers many period features including original flooring, ornate cornices, fireplaces and a spectacular cupola. Practical benefits include double glazing, gas central heating, electric vehicle charging point and solar panels with transferable feed-in tariff of around £1500 per year. Included in the sale are all fitted carpets and blinds where fitted along with the Rangemaster cooker, integrated double oven, dishwasher and fridge in the kitchen.

Entering the villa through the vestibule on the ground floor you will find an impressive lounge featuring an open fireplace and stunning views, formal dining room with similar views, cosy family room, breakfasting kitchen, large utility at rear and a useful cloakroom/WC. Moving to the upper floor the master bedroom with bay window offers the best views in the house. There are three further double bedrooms with one hosting an en suite shower room and the family bathroom with shower over the bath. The substantial attic space includes a large double attic bedroom, shower room and two box rooms.

Externally at the front of the villa lies a small garden and parking on a private road with the electric charging point. The main garden lies at the rear and is very private laid with lawn and mature plants and shrubs. The attractive raised patio is ideal for enjoying the sun. Two garden sheds are also included in the sale.

This fabulous family home and accommodation can only be fully appreciated by viewing which is highly recommended..

- Vestibule & Hallway
- Lounge
- Dining Room
- Family Room
- Breakfasting Kitchen & Utility Room
- 4 Double Bedrooms
- Cloakroom/WC
- En Suite Shower Room
- Family Bathroom
- Attic Bedroom, Boxroom & Shower Room
- Double Glazing
- Gas Central Heating
- Solar Panels
- Front & Rear Gardens

EPC Rating Band D

**OFFERS OVER £425,000**





*"An impressive semi-detached period villa boasting wonderful views"*







## 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.

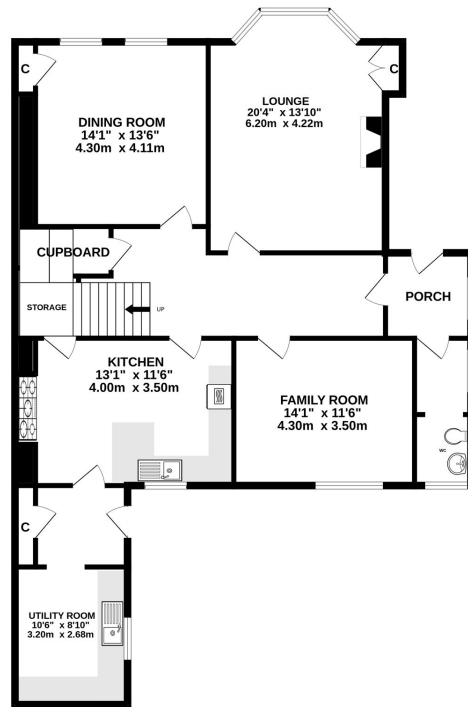
## Viewing

By appointment through Lindsays on 01382 802050

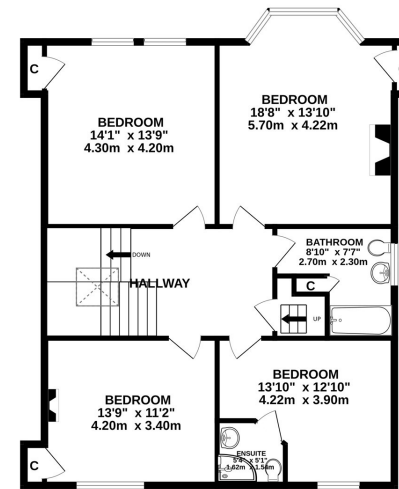




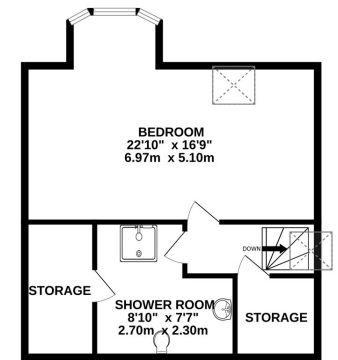
GROUND FLOOR



1ST FLOOR



2ND 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 operability or efficiency can be given.  
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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.