



lindsays

Whitegates Cottage

Kirkton of Balmerino, Newport-on-Tay DD6 8SA

"Beautifully presented four bedroom, detached cottage with stunning views towards the River Tay"

- Dining Hall
- Lounge
- Dining Kitchen
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- LPG Gas Heating
- Double Garage & Off Street Parking
- Gardens

EPC Rating F

OFFERS OVER £450,000



Description

Lindsays are delighted to offer to the market this beautifully presented four bedroom detached cottage. Balmerino is a lovely small Hamlet that enjoys an elevated position with stunning views towards the River Tay. It is just a short distance to Newport on Tay and a number of local amenities.

The property is deceptively spacious and offers versatile accommodation over two levels. The accommodation comprises: dining hall with a feature spiral staircase and a bright and spacious lounge with multifuel burner and patio doors which make the most of the stunning views. Dining kitchen, family bathroom with jacuzzi bath and separate shower cubicle. There are two good sized bedrooms one of which is being utilised as a home office. Upstairs there are two further bedrooms with one having a large walk in wardrobe and a shower room. Benefits include double glazing, LPG gas heating and solar panels.

Externally the property has beautifully landscaped gardens to the front and rear. There is a combination of lawn and patio areas with an abundance of mature plants, shrubs and fruit trees. To the front of the property there is off street parking for two vehicles. A double detached garage with power and light and a further parking space is available at the rear.

Early viewing is highly recommended to fully appreciate the lovely location and beautiful home on offer.

Area

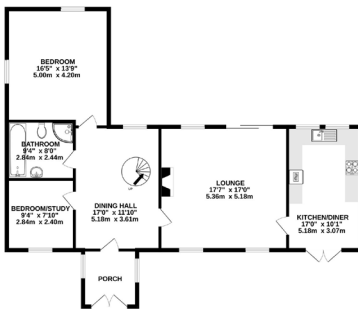
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities including the popular Newport Hotel boasting spectacular views and sunsets while enjoying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

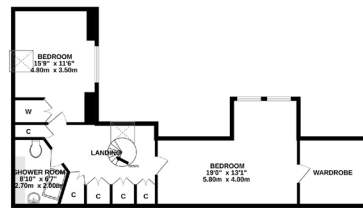
By appointment through Lindsays on 01382 802050 or email on dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST 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 a guide to the 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 Hectoplan ©2021

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.