



lindsays

13 Beechwood Terrace West
Newport-on-Tay, DD6 8JH

"A tastefully presented upper floor apartment boasting lovely River Views"

- Front Porch
- Dining/Living Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Private Gardens
- Garage

EPC Rating C

OFFERS OVER £250,000



Description

Located in the very desirable vibrant town of Newport-on-Tay this beautifully presented upper floor apartment of a semi-detached villa will appeal to a wide range of discerning buyers. This impressive home has been tastefully upgraded by the current owners and seamlessly blends modern day living with period features. In move in condition throughout practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, freestanding dishwasher and fridge freezer in the kitchen, washing machine and one of the bedroom wardrobes and hall bookcases.

Entering the accommodation through the front porch leads to the shaker style dining kitchen with ample floor and wall units and space for a dining table and chairs. There is a lovely, cosy dining /living hall with fairy lights adding to the ambience. The fabulous lounge lies at the front of the property and features a multi fuel stove, original flooring and bay window looking over the River Tay towards the rail bridge. There are two double bedrooms and a contemporary shower room.

Externally at the rear of the property lies a garage which has a store under it. The main garden lies at the front of the property and is laid with lawn with a number of mature plants, shrubs and has a well established wild life pond. In addition there is a greenhouse which is also included in the sale.

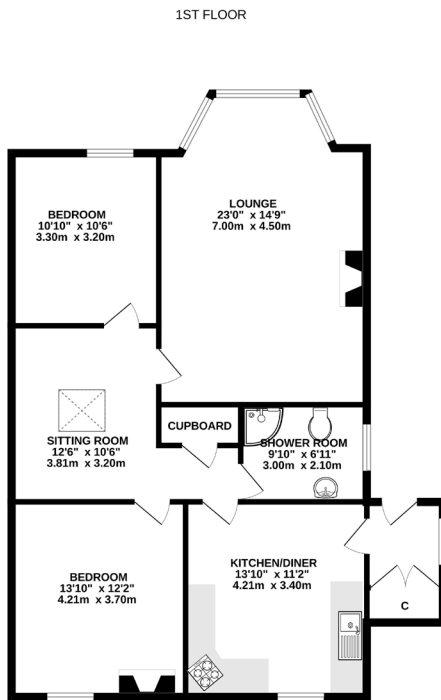
This stunning apartment can only be fully appreciated by viewing which is highly recommended.

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 description contained herein, measurements of stairs, 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 fixtures, systems and appliances shown have not been tested and the guarantee, as to their availability or efficiency can be given. Made with Metronix i2024

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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.