



lindsays

16 Norwood,
Newport-on-Tay, DD6 8DW

"A stylish semi-detached period villa boasting outstanding views of the River Tay".

- Vestibule & Hallway
- Lounge
- Sitting Room
- Kitchen/Dining Room
- Shower Room
- 4 Double Bedrooms
- 2 Additional Bedrooms/Study Rooms
- Family Bathroom
- Gardens & Garage

EPC Rating D

OFFERS OVER £465,000
HOME REPORT VALUE £480,000



Description

Lindsays are delighted to offer to the market this stylish semi-detached period villa, situated on an elevated position in the popular town of Newport-on-Tay and boasting outstanding views of the River Tay. This impressive family home is in move in condition throughout and benefits from gas central heating & double glazing with new windows to the front of the property. Included in the sale are all floorcoverings, blinds where fitted and integrated kitchen appliances.

This beautiful family home is split over three levels, the ground floor comprises: Vestibule & hallway with storage. Bright and spacious lounge with stunning bay window, views, original features, and wood burning stove. Sitting room also benefiting from a wood burning stove, lovely dining kitchen with stainless steel island and ample dining space. Useful utility room and shower room with chrome towel rail. The upper level accommodation comprises the large master bedroom with bay window boasting unbeatable panoramic views of the Rive Tay, two further generously sized double bedrooms, the fourth bedroom/study and a luxurious family bathroom with separate bath & shower. The attic level leads to two further bedrooms one of which is currently being used as a study along with a useful storage room.

Externally to the front of the property is a well maintained garden mainly laid in lawn with lovely pathway and small decking area. To the rear of the property is the easily maintained fully enclosed garden, laid in astro turf, with patio & decking area ideal for enjoying the summer months, there is also a shed that is included in the sale. Parking is available at the front of the property and the rear where there is also a garage & electric car charging point.

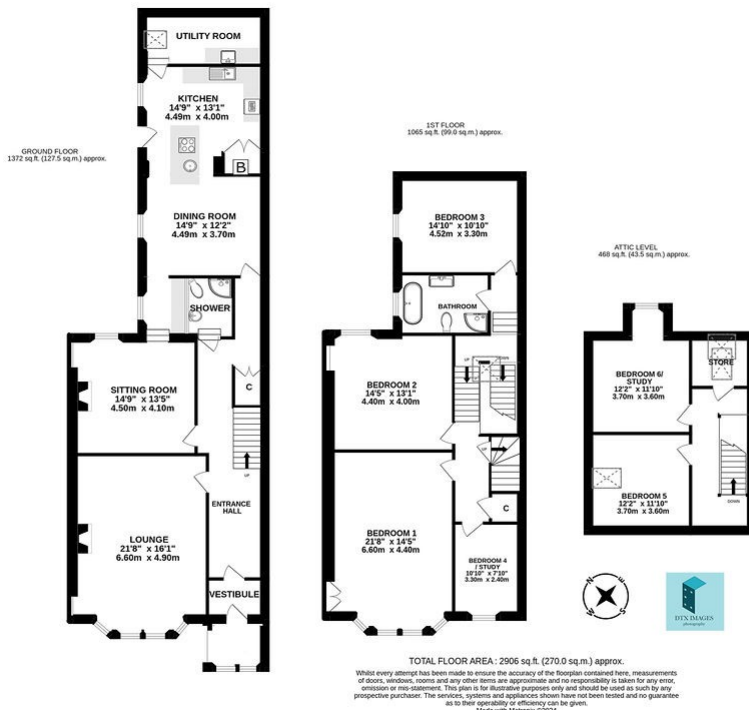
Properties like this do not come along often & early viewing is highly recommended to appreciate this exceptional home.

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 or dundeeproperty@lindsays.co.uk



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.