



3 QUEEN STREET, NEWPORT-ON-TAY, DD6 8EE
OFFERS OVER £140,000



HOME REPORT VALUATION	£140,000
EPC RATING	C



This two-bedroom top-floor flat is located in the popular and established town of Newport-on-Tay on the South banks of the River Tay. The area benefits from many local amenities including shops, schools transport links and fantastic views across the Tay.

The property has been stylishly decorated throughout creating a quirky yet comfortable home. The property benefits from a shared garden, private shed for external storage and a communal staircase providing access. The flat is entered to the L-shaped hallway which provides access to each room and the attic space through a hatch. The hall features some decorative panelling and ceiling cornice.

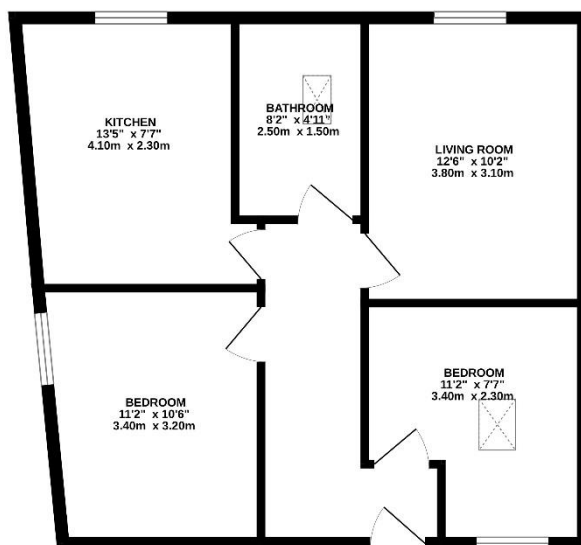
The lounge features solid wood flooring and a decommissioned fireplace with a tiled hearth. A built-in bookcase sits between the disused fireplace and the window. The 3/4 length window provides natural light for the room and has wooden panelling on either side. The kitchen is also floored in solid wood and has been fitted with modern wall and base units with a wood effect countertop. A tiled backsplash runs the full length of the counter area. The room benefits from an integrated oven, hob and fitted extractor fan above. The room also houses the boiler.

The monochromatic bathroom is a stylish yet relaxing space. The room has been floored in a classic black and white tile pattern linoleum which complements the partially Metro-tiled walls. The matching black heated towel rail, taps and shower complete the theme. A skylight provides ample natural light and a pleasant atmosphere.

The master bedroom also has a skylight providing additional natural light. The room has been floored in laminate and has a built-in bookshelf. The spare room is of a similar size and is floored with carpet. The large window allows the morning sunlight to fill the room.

Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures or measurements, measurements of floors, ceilings, walls and windows are an approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any professional assessment. The accuracy, completeness and reliability of the information has been checked and is guaranteed to the best of our knowledge.



