

3 LINDEN AVENUE, NEWPORT-ON-TAY, DD6 8DU OFFERS OVER £300,000





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HOME REPORT VALUATION	£300,000
EPC RATING	E



This beautifully presented four-bed maisonette is located in the sought after town of Newport-on-Tay on the South Banks of the River Tay. The property is ideally located and has the benefit of easy access to both Dundee and St Andrews. The immediate area has many amenities including shops, schools, transport links and walks. The property has period features throughout, fantastic views across the Tay from multiple rooms, as well as both front and rear garden areas.

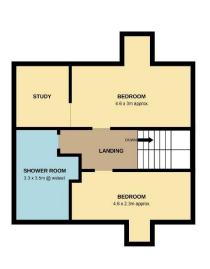
The property is entered via an external staircase leading to the front door and entrance vestibule. The spacious hallway provides access to the lower level of the accommodation. The space benefits from a large storage cupboard and decorative cornice. A combination of the clerestory window from the en-suite and the glass pannel door of the living room allows natural light to enter the space.

The livingroom has been floored with solid wood and fitted with an Art Nouveau fire insert and wooden surround. The room features a large bay window which provides uninterrupted views of the Tay and towards the Rail Bridge. The kitchen shares the same views as the living room through it's 3/4 length window. The kitchen is fitted with base units, solid wood worktops and an integrated oven and hob. To the rear of the building is the master bedroom with en-suite which has a fully tiled purpose-built shower cubicle. The family bathroom has been fitted with a traditional three-piece white suite consisting of a heritage sink, w.c. and bath.

Upstairs the property consists of two double bedrooms and a shower room. Each of the bedrooms has a dormer window and solid wood flooring. The shower room has two velux windows allowing ample light into the room. The room has been floored in tiles and has a built-in shower cubicle.

Early viewing is highly recommended to fully appreciate this property. The property presents a fantastic opportunity to purchase a family home in a sought-after area or for those who appreciate stunning views. FIRST FLOOR 107.0 sg.m. approx ATTIC FLOOR 45.5 sg.m. approx.





TOTAL FLOOR AREA : 152.5 sg.m. appro en made to ensure the accuracy of the floorplan and any other items are approximate and no res it. This plan is for illustrative purposes only and

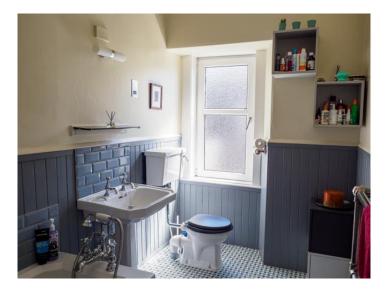


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