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9 Shanwell Road, Tayport, DD6 9DY

Offers Over £300,000

Accommodation: - Vestibule, Hallway, Lounge, Sitting Room, Kitchen, Dining Room, Four Double Bedrooms, Study, Ground Floor Shower Room and Upper Floor Shower Room, Garage, Garden.

Situated in the coastal town of Tayport this charming, stone-built, traditional detached villa with slated roof (re-slated in 2012) was originally constructed in 1894 and extended in 1982. Originally called Garpit Cottage, it enjoys generous accommodation over two storeys providing a versatile family home which retains many traditional features and offers significant development potential.

The property benefits from a combi boiler heating system, double glazing and easily maintained gardens to front and rear. Externally there is a greenhouse, three woodstores, a covered gazebo area and side access gate.

The property lies within easy reach of Tayport's excellent amenities including Scotsraig Golf Club, the Larick Centre and Tentsmuir Forest. It is also well placed for transport links, scenic open spaces as well as the rest of the county and Dundee, which is just five miles away.

All fitted floorcoverings and blinds are included in the price. Some furnishings may also be available by negotiation. Viewing of this property is highly recommended to appreciate the standard of the home on offer.

Vestibule and Hallway

Entering through traditional front door into bright vestibule area with inner glass-panelled door leading to hallway, light fitting, radiator, wood flooring.

Lounge (13'4 x 11'4)

Large, bright lounge with double window overlooking front garden, log burner with hearth, light fitting and wall lights, radiator, carpeted.

Sitting Room (13'4 x 11'8)

Spacious family room with window to front of property, coal fire set in traditional fireplace, light fitting, storage cupboard, radiator, carpeted.

Dining Room (11'8 x 11'5)

Good sized dining room positioned just off the kitchen with window looking out to the rear garden, large larder style storage cupboard, radiator, light fitting and laminate flooring.

Kitchen (9'1 x 8'8)

Well-proportioned kitchen with ample fitted wall and base units and coordinating work top surfaces, breakfast bar area, sink and drainer, gas hob and electric oven, cooker hood, spotlight fittings, window looking out to rear garden, radiator, tiled flooring, door leading to garden.

Shower Room (5'5 x 4'9)

Partially tiled shower room on the ground floor with white three-piece suite incorporating wash hand basin, w.c. and shower cabinet with mains shower, window, heated towel rail, light fitting including spotlight within shower cabinet, tiled flooring.

Ground Floor Bedroom (Bedroom 4) (12'1 x 11'4)

Spacious ground floor double bedroom with window overlooking garden, pendant light fitting, radiator, carpeted.

Double Garage with Power and Light (28 x 13'3)

Large integrated garage which could also be used as a workshop or a variety of other purposes. Permissions were granted in 2014 to convert this area into a kitchen diner serving the main house (plans available on request).

Carpeted Stairway leading to upper accommodation, pendant light fitting, radiator, carpeted leading to bright hallway with velux windows, eaves storage and large walk-in linen cupboard.

Bedroom 1 (14'7 x 13'4)

Spacious master bedroom with bay window overlooking front of property, fitted wardrobe, pendant light fitting, radiator, carpeted.

Bedroom 2 (17'3 x 16'9)

Second good-sized double bedroom with bay window, light fitting, eaves storage, radiator, carpeted.

Bedroom 3 (12'1 x 11'8)

Third double bedroom with bay window, views of River Tay, fitted cupboard, light fitting, radiator, carpeted.

Study/Office (7'5 x 6'2)

Useful study/office with Velux window, light fitting, radiator, carpeted.

Family Shower Room (9'5 x 8'5)

Upper floor shower room with white three-piece suite incorporating wash hand basin, w.c. and large shower cabinet with mains shower, heated towel rail, radiator, light fitting, laminate flooring.

Outside

To the Front: - Borders well stocked with shrubs. Double garage with power and light.

To the Rear: - Fully enclosed garden set in lawn, with patio areas, covered gazebo, paving stones with borders, feature Cordyline Palm Tree, two woodstores and greenhouse.

To the Side:- 2 external storage areas for bins and separate tools storage area.

Viewing

By appointment. Contact Owner on 07743 067 259 or Solicitors on 01382 204625.

All measurements are approximate - Whilst these particulars are believed to be correct and are given in good faith, they are not warranted and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

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EPC RATING: E















