



lindsays

38 Robert Street
Newport-On-Tay, DD6 8BJ

"A tastefully presented stone built terraced villa in the heart of the popular town of Newport-On-Tay"

- Vestibule & Hallway
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Family Bathroom
- WC
- Double Glazing
- Gas Central Heating
- Garden Room
- Front Garden

EPC Rating TBC

OFFERS OVER £TBC



Description

Lindsays are delighted to offer to the market this lovely stone built terraced villa which is located in the centre of the vibrant town of Newport-on-Tay within walking distance of all local amenities. This lovely home is in move in condition throughout and practical benefits include double glazing (except the WC) and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge and dishwasher.

On entering the property through the vestibule and hallway on the ground floor you will find a stylish open plan lounge/dining/kitchen which offers views of the river through the French doors which lead to the decking space in the garden. The contemporary family bathroom is also on the ground floor and features both a bath and a separate shower. A spiral staircase takes you to the upper floor there are two double bedrooms with the main room also boasting beautiful views and a useful WC.

Externally the garden lies at the front of the villa and is laid mainly with lawn and features a garden room at the bottom with heating and light which can be used as meets a buyers requirements.

Ample parking is available on Robert Street.

This is an ideal home for a variety of buyers including as a first home and viewing is highly recommended to fully appreciate.

Area

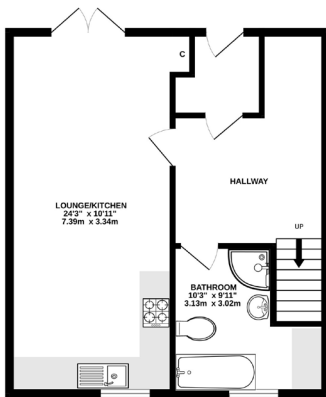
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger 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

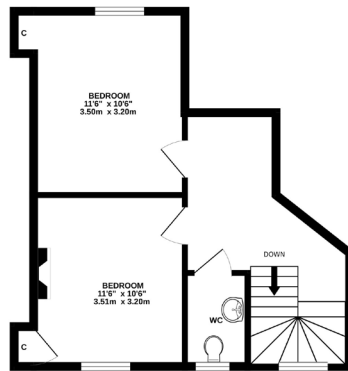
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, 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 no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays 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.