

Offers Over £425,000

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5 Forgan Way,
Newport-on-Tay, DD6 8JQ



- Detached Villa
- Good Location
- Living Room
- Dining Room
- Kitchen Diner
- Utility Room
- 5 Double Bedrooms
- En suite from Master Bedroom
- Bathroom & Shower Room
- Gas CH, Dbl Glaz
- Gardens

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An excellent opportunity to purchase this spacious detached villa which boasts views of the River Tay from an elevated position towards the end of a cul-de-sac. The property is well positioned for access to a range of shops and services and good transport links to the surrounding areas including Dundee, which offers major facilities and further transport connections. The property is also within commuting distance of the historic town of St Andrews.

The subject benefits from double glazing and gas central heating while the accommodation is accessed by the hallway. There are three fitted storage cupboards in the hallway which also offers an adaptable open space which is ideal for home working or a sitting area.





The living room enjoys dual aspect windows which face south and west. The dining room enjoys patio doors which lead out to the rear garden ground. The kitchen diner has a range of fitted units and a fitted table while allowing access to the utility room. The utility room has fitted units with integral sink while a door provides further access to the rear garden. The master bedroom is located on the ground floor having an aspect west as well as access to an en suite shower room. A further shower room is accessed from the hallway. The upper landing gives access to four double bedrooms with two boasting views of the River Tay

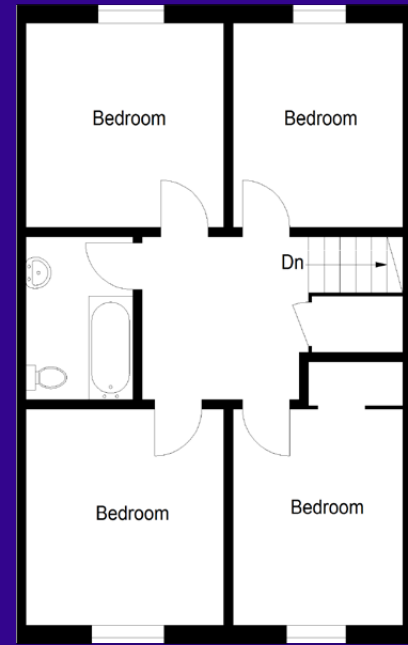
and Tay Rail Bridge. The bathroom is also located on the upper floor while the landing also gives access to a deep fitted storage cupboard.

The front garden is laid mainly in lawn together with well stocked borders. The driveway is accessed from the front and provides and leads to the integral double garage which benefits from power and light. The well-established rear garden is laid initially in paving while an elevated area of lawn also enjoys mature plants, trees and shrubbery. A shed is situated in the garden and forms part of the sale.





Ground Floor



First Floor

Accommodation (measurements are approx)

Living Room	4.74m x 4.98m	(15'7" x 16'4")
Dining Room	3.52m x 3.88m	(11'7" x 12'9")
Kitchen Diner	3.88m x 4.97m	(12'9" x 16'4") at widest points.
Utility Room	1.30m x 2.99m	(4'3" x 9'10")
Bedroom	3.44m x 3.89m	(11'3" x 12'9")
Bedroom	2.95m x 4.09m	(9'8" x 13'5")
Bedroom	2.93m x 4.08m	(9'7" x 13'5")
Bedroom	2.94m x 3.53m	(9'8" x 11'7")
Bedroom	2.93m x 3.53m	(9'7" x 11'7")
Bathroom	1.93m x 3.00m	(6'4" x 9'10")
Shower Room	1.98m x 2.40m	(6'6" x 7'10")
En Suite Shower Room	1.18m x 2.83m	(3'10" x 9'3")





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