



lindsays

10 Norwood
Newport-on-Tay, DD6 8DW



Description

This handsome semi-detached stone built villa located in the very desirable town of Newport-on-Tay has been beautifully maintained by the current owner and offers both spacious and versatile accommodation over three levels.

This impressive family home blends modern family living with a wealth of period style features including ornate coving, original flooring and fireplaces and beautiful cupola. The villa is entered though the front porch and vestibule into the superb hallway with oak staircase.

On the ground floor at the front of the property lies the delightful formal lounge which features a wood burning stove, original flooring and bay window flooding the room with natural light. Behind the lounge lies the comfortable morning room which also features a wood burner and original flooring. Moving to the rear of the villa you will find the formal dining room with steps leading to the modern kitchen with natural light from both a skylight and windows. A large utility store lies behind the kitchen. The contemporary shower room with underfloor heating completes the ground floor. Moving to the first floor a lovely cupola provides natural light on the stairwell.

On the half landing lies a good sized double bedroom and the family bathroom with original Glasgow bath and Art Deco style glass tiles. The master bedroom lies at the front of the villa and boasts the most fabulous views of the River Tay and beyond where you can relax and watch the sun go down. There is a further double bedroom and a single room/study on this floor. The attic floor houses two further double bedrooms.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the range oven, integrated dishwasher, fridge freezer and washing machine.

Externally at the front of the villa lies a secluded garden laid with lawn and mature plants and shrubs. The charming main garden lies at the rear and benefits from sun throughout the day featuring a raised patio with views, benches for relaxing and pretty plants and shrubs. The greenhouse and shed is also included in the sale. A garage pertaining to this property lies on the lane at the rear. On street parking is available on Norwood.

This fabulous family home with beautiful original features can only be fully appreciated by viewing which is highly recommended.

- Front Porch
- Vestibule & Hallway
- Lounge
- Morning Room
- Dining Room
- Kitchen
- Utility Store
- 6 Bedrooms
- Shower Room
- Bathroom
- Gas Central Heating
- Private Gardens
- Garage

EPC Rating E

OFFERS OVER £440,000

HOME REPORT VALUE £450,000



"A handsome semi-detached period style villa boasting many original features"



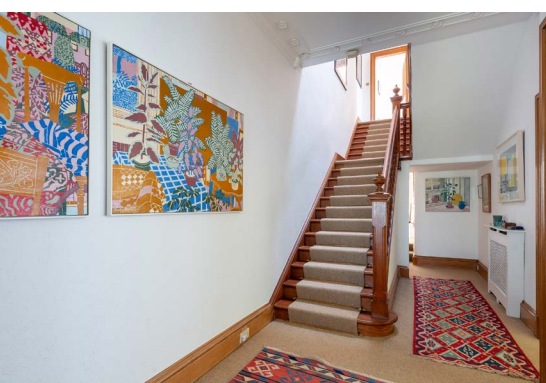


Area

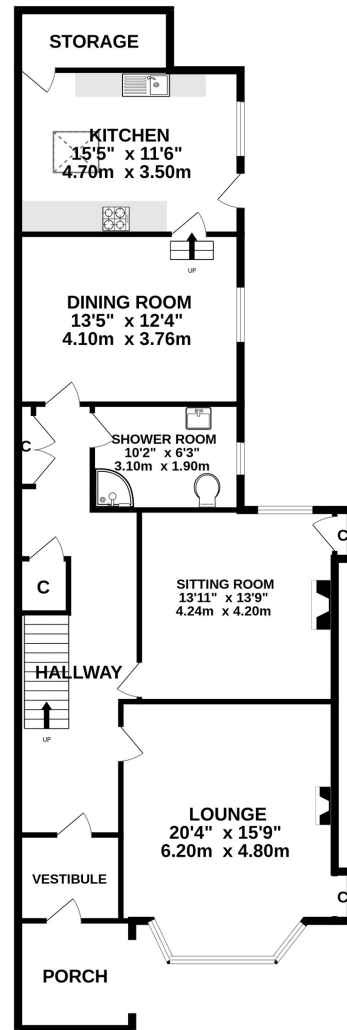
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger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

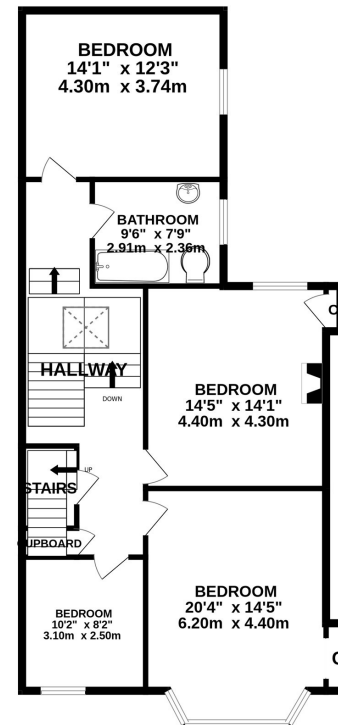
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



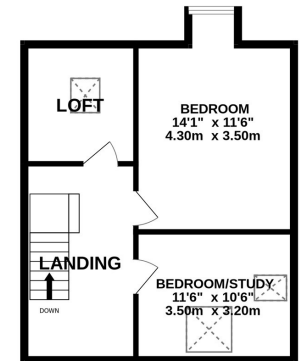
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, 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 soon 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.