



Thorntons 
The right way to move

9 Castle Bank

Newport-on-Tay, DD6 8JP





Summary

Set along the picturesque River Tay within easy commuting distance of Dundee, St Andrews, this three-bedroom semi-detached house with two gardens and a detached garage benefits from sizeable light-filled reception areas with good-sized windows and bright, tasteful interiors, a modern fitted kitchen with south-facing aspect, three spacious bedrooms with fitted storage as well as a modern four-piece bathroom and guest-WC. Residents of the Sunday Times shortlisted Best Place to Live, Newport-on-Tay, enjoy various amenities, including easy access to scenic Tayfield Estate and several local parks, shops, restaurants, schools, and leisure facilities, as well as an 18-hole golf course. Extras: All integrated appliances, fitted floor and window coverings are included.

Features

- Semi-detached home in Newport-on-Tay
- Stunning views of the River Tay and Dundee
- Tasteful interiors
- Welcoming vestibule with guest-WC
- Generous living room enjoying river views
- Bright, airy dining room
- Attractive, south-facing kitchen
- Three bedrooms with fitted storage
- Four-piece family bathroom
- Communal car park and private garage
- Rear garden with sizeable deck
- GCH and double glazing



"Enjoying sought-after riverfront views and tastefully modern interiors."





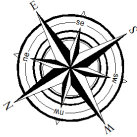
...and they lived
Happily ever after



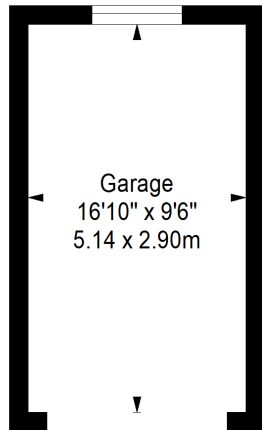
"A modern semi-detached family home just 15 minutes' commute from Dundee."



Floorplan

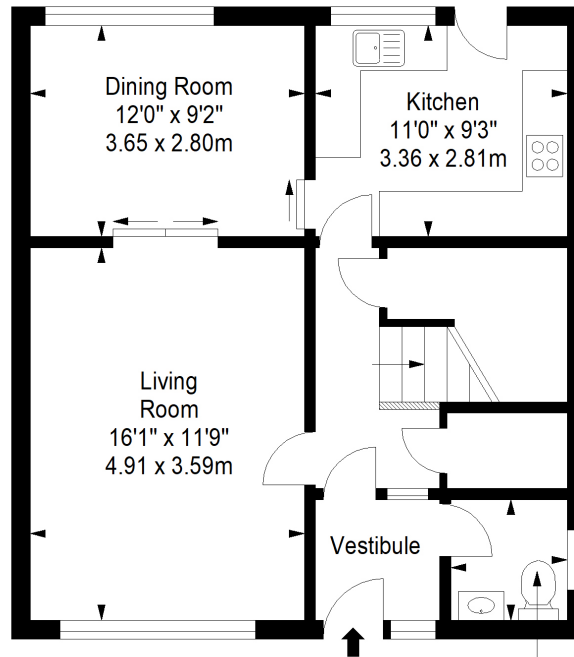


Garage
Approx. 14.9 sq. metres (160.4 sq. feet)



Garage
16'10" x 9'6"
5.14 x 2.90m

Ground Floor
Approx. 56.5 sq. metres (608.2 sq. feet)



Dining Room
12'0" x 9'2"
3.65 x 2.80m

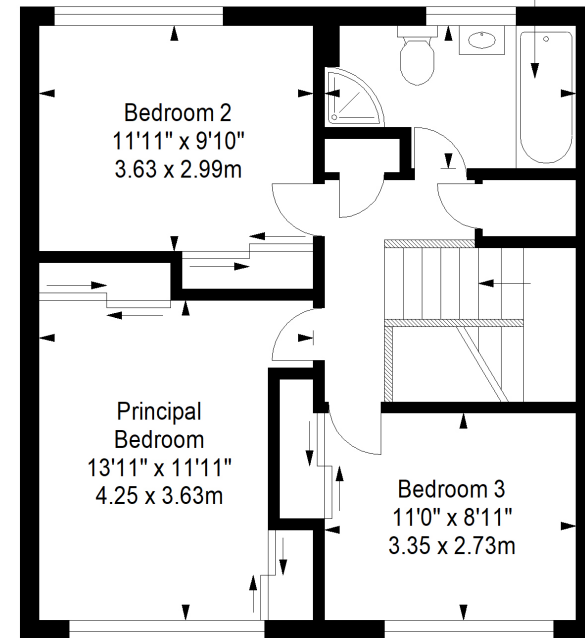
Kitchen
11'0" x 9'3"
3.36 x 2.81m

Living Room
16'1" x 11'9"
4.91 x 3.59m

Vestibule

WC
5'3" x 5'1"
1.61 x 1.56m

First Floor
Approx. 56.5 sq. metres (608.2 sq. feet)



Bedroom 2
11'11" x 9'10"
3.63 x 2.99m

Principal Bedroom
13'11" x 11'11"
4.25 x 3.63m

Bedroom 3
11'0" x 8'11"
3.35 x 2.73m

Bathroom
10'11" x 6'3"
3.32 x 1.90m

Total area: approx. 127.9 sq. metres (1376.8 sq. feet)



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