



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

10 Banknowe Avenue, Tayport, Fife, DD6 9LJ

Offers Over  
£165,000



***"Immaculately Presented Semi Detached Villa"***

Accommodation: Entrance Hall, Lounge, Modern Dining Kitchen, Two Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating and Gardens.



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# 10 Banknowe Avenue, Tayport, Fife, DD6 9LJ

## Description

Excellent opportunity to purchase this spacious Semi-Detached Villa situated in a highly popular residential area in Tayport. The property is laid out over two floors and provides excellent accommodation. This property will be of interest to a variety of purchasers.

Accommodation comprises on the ground floor- Hall with carpeted staircase to upper floor, spacious Lounge and modern dining kitchen with integrated appliances and ample space for dining table and chairs.

On the upper level there are two double bedrooms, stylish three-piece bathroom with an overhead shower.

The property benefits from gas central heating throughout and double glazing.

The property has many attractive features and is finished to a high standard.

Early viewing is highly recommended to avoid disappointment.

## Outside

The property is accessed via steps to the front with a sloping area of garden laid in chips. To the rear the garden grounds are enclosed laid in grass and patio slabs. The garden provides a safe environment for children to play and a quiet spot to enjoy alfresco style eating.

## Area

Tayport is a quiet picturesque town and home to beaches and harbours. There is a wealth of outdoor activities along with a number of public parks and the world-renowned courses of St Andrews are only a short distance away. Tayport is positioned close to excellent road links, with Dundee Train Station and airport nearby. There are also local amenities close-by along with schools and bus routes.



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## Included In Sale

All carpets and floor coverings, window coverings where fitted, light fittings. Integrated appliances. (no warranties are given)

### Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07572 427137.

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

Lounge	14'8" x 12'8"
Dining Kitchen	13'7" x 8'3"
Bedroom 1	14'3 x 11'2"
Bedroom 2	12' x 10'2"
Bathroom	6'10" x 6'9"



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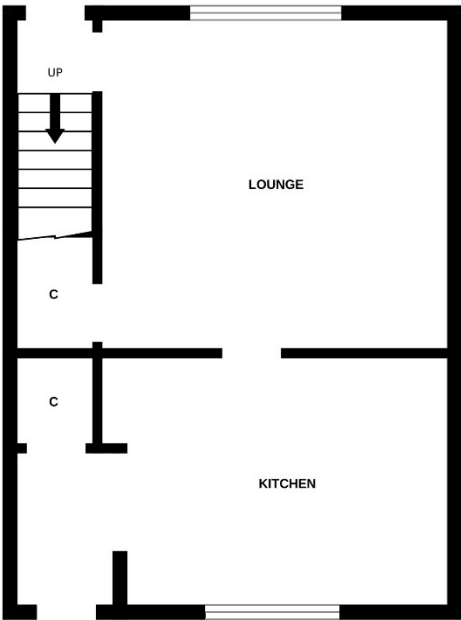


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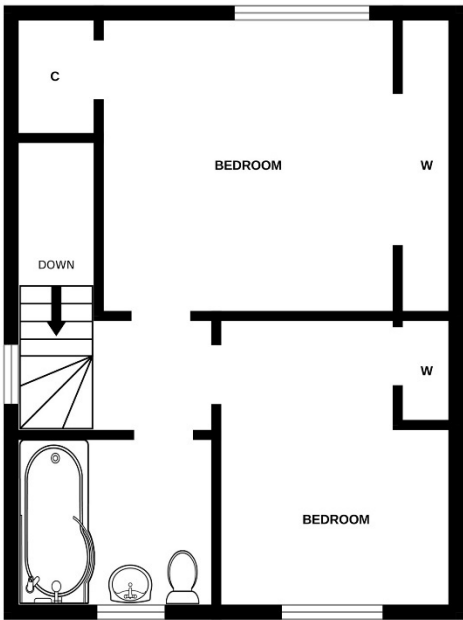
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GROUND FLOOR



1ST 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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