

## **RICHMOND & Co.**

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# **1 STRUAN STREET, NEWPORT ON TAY, FIFE, DD6 8DR**

**Two bedroom semi-detached villa**

**Gas central heating & Double glazing**

**Summer house and Greenhouse**

**Landscaped gardens**

**Ideal family home in much sought after location**

**Early viewing highly recommended**

**Price: Offers over £200,000**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

# PARTICULARS OF SALE OF 1 STRUAN STREET, NEWPORT ON TAY, FIFE

**UPVC front door with glass panel.**

## **Hallway:**

Vinyl flooring. Cabinet housing meter. Double radiator. Centre light. Carpeted stairs.

## **Lounge:**

14'4" x 13'5" approx. Fitted carpet. Dual wood/coal burning fire with tiled inset and tiled hearth. Two radiators. Night and day blinds. Centre light. Ample power points.



## **Kitchen:**

14'3" x 8'7" approx. Modern base and wall units and pull out larder unit. Under unit lighting. Black sink with copper taps. Copper towel rail. Integrated electric oven, microwave, gas hob with extractor hood and fridge freezer. Large walk in pantry. Laminate dark wood effect flooring. Day and night blinds. Spotlights. Ample power points.



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### Upper landing:

Fitted carpet. Shelved cupboard. Radiator. Power point. Hatch with pull down ladder leading to floored attic with velux window.

### Bedroom 1:

14'9" x 10'8" approx. Fitted carpet. Walk in shelved cupboard. Double radiator. Centre light. Ample power points.



### Bedroom 2:

12'4" x 10'9" approx. Fitted carpet. Double radiator. Centre light. Ample power points.

### Bathroom:

White bathroom suite comprising wc and wash hand basin. Walk in fully tiled shower compartment with mains shower. Towel rail. Laminate wood effect flooring. Centre light.



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### Outside:

Landscaped gardens to front, side and rear. Pond feature in front garden. Rear garden has patio area, large composite decked area and greenhouse.

### Summer house:

15' x 9'5" approx. at widest point. Bespoke design garden room with double glazed bi-fold doors with blinds and large composite decked area. Laminate floor. Electric heater. Spotlights. Ample power points.

### Viewing:

By arrangement through Seller on 07789 791 842.



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