



MICHAEL A. BROWN

Solicitors & Estate Agents



36 Harbour Road, Tayport, Fife, DD6 9EX

Offers Over **£270,000**



- Modern Detached Bungalow
- Stunning River Views
- Waterside Location
- Beautiful Sun Lounge
- Monobloc Patio
- Man Cave Bar
- Monobloc Driveway
- Lounge/ Diningroom
- Sun Lounge
- Kitchen
- Master Bedroom En-suite
- Double Bedroom
- Bathroom with Shower
- Combi GCH; DG

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— Solicitors & Estate Agents —

01382 204242
property@michaelabrown.co.uk

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This modern DETACHED BUNGALOW enjoys a wonderful waterside location with stunning river views across the Tay Estuary towards Broughty Ferry. The house has been extended to provide a beautiful sun lounge and master bedroom en suite, both of which overlook the Tay Estuary. The property has been extensively upgraded with solid oak hardwood flooring, skirtings, facings and doors as well as other improvements and with combi gas central heating and double glazing. The insulated integral garage has been converted into an entertainment bar room with double glazed patio doors and electric roller garage door and can be readily used for a variety of purpose. There is a large monoblock patio overlooking the river, suntrap paved side garden and a monoblock front driveway for parking for two cars. Tayport provides many shopping and other services and primary schooling and is less than a fifteen minute drive by car or local bus services across the bridge into the centre of Dundee.

ENTRANCE HALL

UPVC side entrance door. Solid oak flooring. Hatch to attic which has been floored and plaster boarded and power and light. Ramsay style ladder. Walk in storage cupboard housing worcester combi gas boiler. Recessed downlights.

LOUNGE/DININGROOM

A large open plan lounge with rear dining area. Solid oak flooring. Dining area window overlooks the front of the property. The lounge is open plan to the adjacent sun lounge. Recessed ceiling downlights.

SUN LOUNGE

Leading from the lounge and with stunning waterside views. Hardwood framed double glazed picture windows. Door to monoblock patio. Recessed ceiling downlight. Beautiful views.

KITCHEN

Fully fitted with gloss white wall and base units and granite effect worktops. Splash back tiling. Stainless steel five burner gas range with three pan oven. Stainless steel extractor. Inset stainless steel 1 ½ bowl sink with drainer and mixer tap. Automatic washing machine and dishwasher. Large upright fridge freezer. Hardwood flooring. Recessed downlights. Velux window.

MASTER BEDROOM

Large double glazed picture windows affords stunning views over the Tay Estuary. Built in double wardrobes. Laminate flooring. Window overlooks front garden. Recessed downlights.

EN-SUITE

Full wall and floor tiling. Vanity unit incorporating two wash hand basins and toilet. Large floor level walk in shower with thermostat shower fitting. Wet wall and curved glazing. Recessed downlights. Porthole window. Extractor fan.

DOUBLE BEDROOM

Built in triple wardrobes. Double glazed windows overlook the front garden. Hardwood flooring. Recessed ceiling downlights.

BATHROOM

Full wall and floor tiling. Vanity unit incorporating toilet and wash hand basin. Bath with thermostat shower and glazed shower screen. Recessed ceiling downlights. Extractor fan.

CONVERTED GARAGE

Currently used as a "Man Cave" with bar and seating. Insulated and with power, light and radiator. Recessed ceiling downlights. Patio doors. Electric roller door shutter. Suitable for a variety of purposes.

GARDENS

The front garden is laid out with large monoblock patio enclosed by low walls and fencing. Panoramic views of the Tay Estuary. The enclosed side garden is laid out as a paved patio with drying facilities and is a sunny location. The front garden is laid out as a large monoblock driveway with parking for two cars.

EXTRAS

Included are all the kitchen appliances, floor coverings, blinds and light fittings. Extras available for purchase - Dining room table and chairs and large wall display unit.

LOCATION

Harbour Road.

EPC – C

HOME REPORT VALUATION - £270,000



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ACCOMMODATION

(All measurements are approx.)

Lounge/Diningroom	29'5" x 11'2"	(9.00m x 3.40m)
Sun Lounge	13'6" x 12'6"	(4.14m x 3.85m)
Kitchen	11'5" x 8'2"	(3.50m x 2.50m)
Master Bedroom	13'5" x 9'5"	(4.10m x 2.90m)
En Suite	11'0" x 6'4"	(3.36m x 1.94m)
Double Bedroom	11'0" x 10'3"	(3.35m x 3.15m)
Bathroom	6'9" x 6'4"	(2.10m x 1.96m)



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk