



**lindsays**

36 King Street  
Newport-on-Tay, DD6 8BE

*" A period style upper maisonette apartment boasting lovely river views"*

- Hallway
- Lounge with Study Closet
- Dining Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Shared Gardens

EPC Rating C

**OFFERS OVER £165,000**



## Description

Located in the very desirable town of Newport-on-Tay this lovely upper maisonette apartment with fantastic views will make an ideal home for a variety of buyers including as a first home. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integral oven and hob in the kitchen. Further white goods may be available by separate negotiation.

The property is accessed via external steps at the rear and through its own main door. On the first floor you will find the cosy lounge featuring period style coving, the beautiful views and a useful internal study closet. The modern kitchen has ample floor and wall units and room for a table and chairs. Moving to the upper floor you will find two double bedrooms with the main room benefitting from fitted wardrobes and the front room having magnificent views. The family bathroom with shower over the bath completes the accommodation.

Externally at the rear of the building lies a well maintained mutual garden. There is a shared external washing house and store with the flat next door. Ample parking is available on King Street.

## 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.

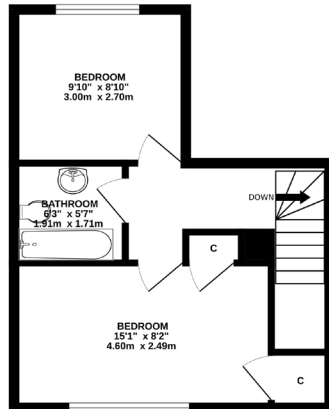
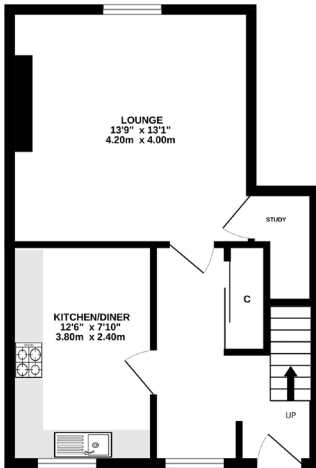
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.