



lindsays

24 Cupar Road
Newport-on-Tay, DD6 8DF



Description

Lindsays are delighted to offer to the market this impressive first floor period style apartment, which is located in the very popular town of Newport-on-Tay. This beautiful home is in move in condition throughout, boasts many period features including ornate coving, bay window, wooden floors and stunning cupola. Practical benefits include double glazing and gas central heating. Included in the sale are all blinds where fitted along with the integrated oven, hob, microwave and freestanding dishwasher, fridge freezer and washing machine. A spacious bedroom wardrobe, a sofa bed, office furniture and garden furniture can also be included and this should be agreed with the seller.

On entering the apartment you will immediately be impressed with the natural light flooding through the cupola in the main hallway. The accommodation is all on the first floor and comprises a stunning lounge featuring a wood burning stove, ornate coving and bay window to enjoy the amazing views over the River Tay. There is a modern dining kitchen with tiled flooring and ample room for a table and chairs. The primary bedroom also boasts the fabulous views over the Tay. Two further double bedrooms look onto the private garden. The stylish family bathroom featuring a separate bath and a barrier-free shower is fitted with high-quality appliances. A large shelved walk-in cupboard and a press cupboard sufficiently deep for hanging coats provide storage and complete the interior. The attic is insulated, can be accessed via a foldable ladder and benefits from power and light.

Externally at the front of the property lies a delightful private garden which has been well maintained and is laid with lawn and mature plants and shrubs such as lavender, rosemary and a beautiful Japanese cherry tree. A spacious garden shed offers sufficient storage for garden tools and furniture and barbecue. A greenhouse and two raised beds are also included in the sale. Two external stores lie beneath the stairwell providing additional storage. On-street parking is available on Cupar Road.

This impressive home and central location is just minutes away from the bustling centre of Newport-on-Tay and not far from a GP practice with attached pharmacy, and a dental practice nearby. The local area benefits from fibre-optic connectivity. The property can only be fully appreciated by viewing, which is highly recommended.

- Hallway with Cupola
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Private Front Gardens
- Spacious Garden Shed

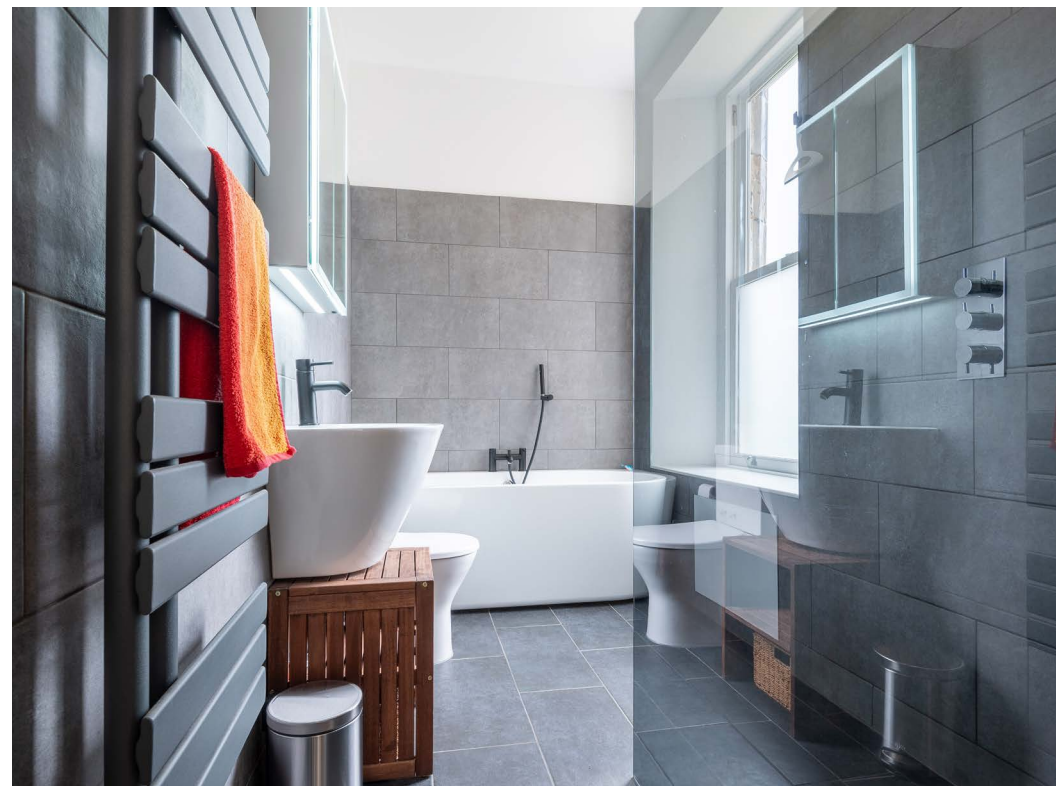
EPC Rating C

OFFERS OVER £275,000



*"A beautiful first floor apartment
boasting superb views over the
River Tay and beyond"*





Area

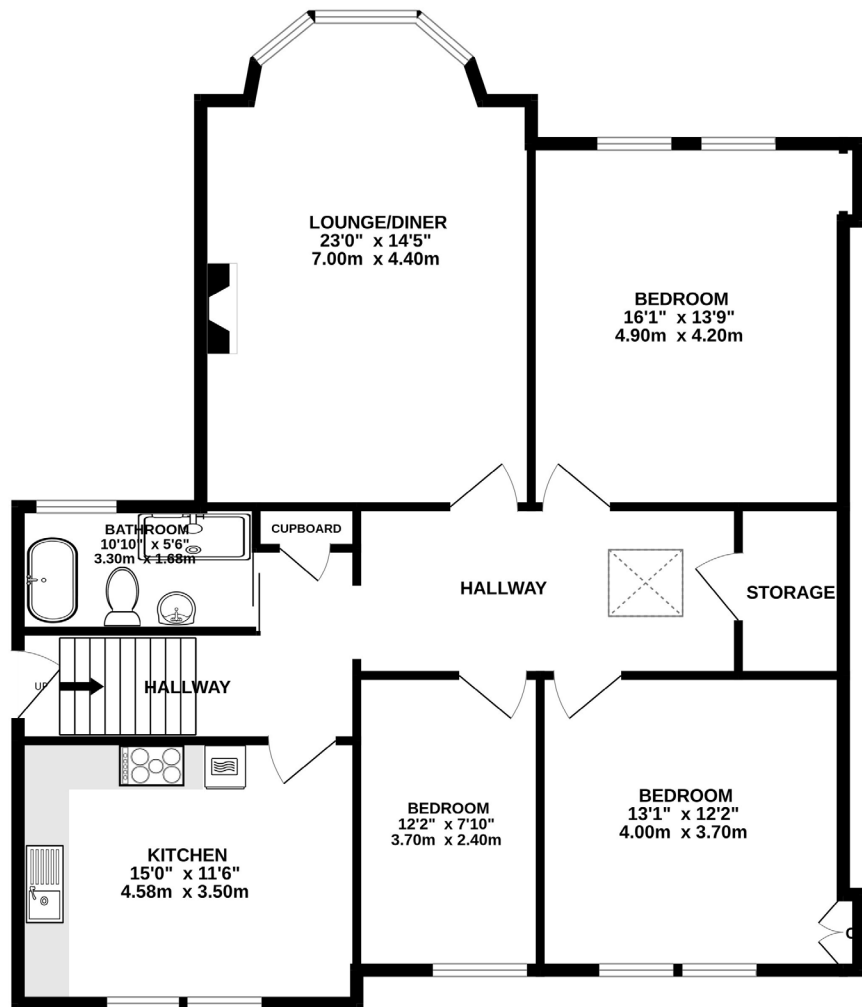
Newport-on-Tay lies on the south bank of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee city centre. The residents benefit from excellent local amenities and the high street offers cafés, bars and restaurants, a variety of local shops including minimarkets, butcher, cheesemonger and deli and the renowned Sutherlands Hair and Beauty Salon. The local primary school is only half a mile away. Secondary schooling is found at Madras College in St Andrews. Tayfield Estate with its mature woodland and ponds offers pleasant recreational walks. There is excellent local transport to Dundee, St Andrews and across Fife. The area 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. Newport-on-Tay is in commuting distance to both Dundee University and the University of St Andrews. The East Neuk of Fife and the beautiful Angus Glens can be reached easily.

Viewing

By appointment through Lindsays on 01382 802050



1ST FLOOR



1ST FLOOR APARTMENT

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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"View from the living room"



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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.