



lindsays

106 Tay Street,
Newport-on-Tay DD6 8AS

"Spacious five bedroom, traditional semi-detached villa in a much sought after location with views towards the River Tay"

- Vestibule & Hallway
- Lounge
- Sitting Room/Dining Room
- Dining Kitchen
- 5 Double Bedrooms
- Family Bathroom
- 2 Shower Rooms
- Utility Room
- Studio/Workshop
- WC
- Gardens

EPC Rating D

OFFERS OVER £460,000



Description

Situated on an elevated position in the desirable town of Newport-on-Tay, 106 Tay Street is a beautiful family home which enjoys lovely views towards the River Tay. This impressive family home boasts many original period features including ornate coving and cornice as well as original floor tiles.

The property offers versatile and generous accommodation over two floors and comprises: vestibule, hallway and bright and spacious lounge with bay window and fireplace. Lovely sitting room/ dining room with wood burning stove, dining kitchen, double bedroom which is currently utilised as a study, shower room and utility room. There is also a spacious studio/workshop with WC. Upstairs the Principal bedroom has an ensuite shower room which can also be accessed from the hallway. There are three further double bedrooms and family bathroom with shower over the bath. Benefits include original sash and case windows with secondary glazing (excluding workshop) and gas central heating.

Externally there are extensive wrap around gardens. These are laid mainly in lawn with stone chippings and a large selection of mature plantings and shrubs. There is a brick built store and greenhouse which will be included in the sale.

Early viewing is highly recommended to fully appreciate the size and location of the home on offer.

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, 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.

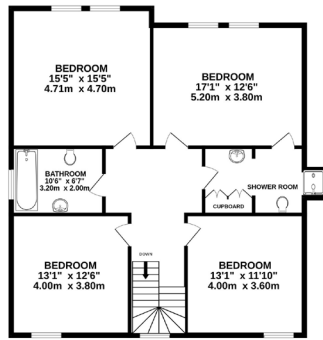
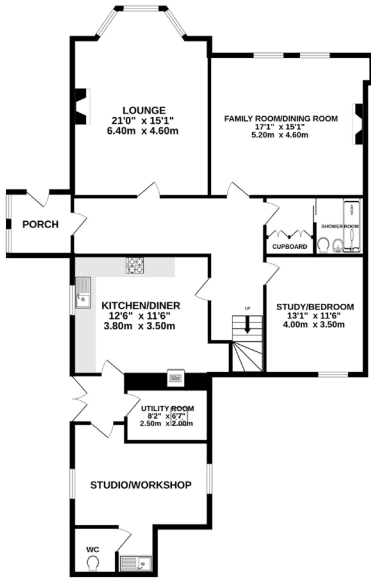
Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 capability or efficiency can be given.
Made with Metrepro ©2021

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.