



**lindsays**

**6 Cherry Grove**  
Gauldry, Newport-on-Tay, DD6 8SF.

*"A well presented and deceptively spacious detached architect designed bungalow"*

- Hallway
- Lounge
- Open Plan Dining/Kitchen
- Utility Room
- 4 Bedrooms
- Bathroom
- Shower Room
- Triple Glazing
- Gas Central Heating
- Double Garage
- Gardens

EPC Rating C

**OFFERS OVER £295,000**



## Description

Lindsays are delighted to bring to market this well presented and deceptively spacious detached architect designed bungalow which is situated within a quiet cul-de-sac in the popular village of Gauldry. The bungalow is in move in condition and practical benefits include triple glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker in the kitchen.

The accommodation which is all on one level comprises a lovely generous lounge with patio doors leading to the enclosed rear garden, spacious open plan kitchen and dining room, the dining room area also features patio doors to the side garden. There is a useful utility room leading from the kitchen. There are three double bedrooms and one single room, with two of the rooms benefitting from fitted wardrobes. The bathroom is fitted with a bath, toilet and sink and there is a separate shower room with large cubicle.

Externally at the front lies a driveway leading to the double garage. The south facing landscaped rear gardens are fully enclosed and laid with lawn and mature plants and trees.

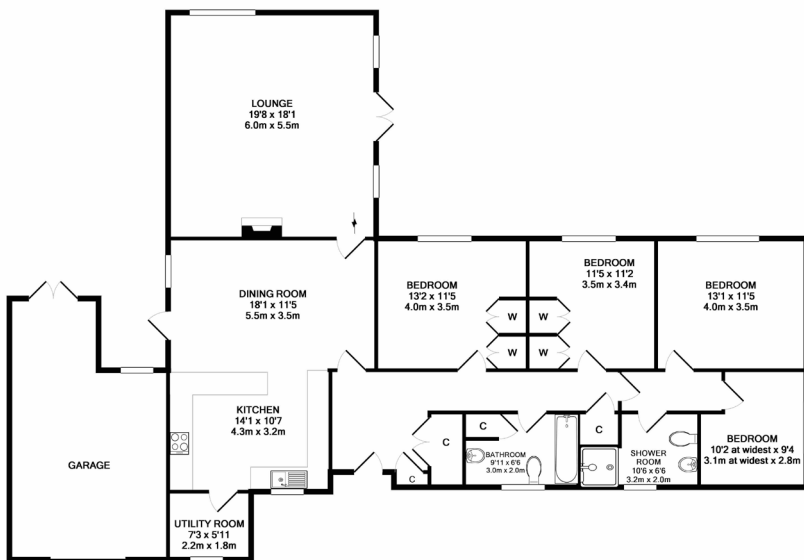
This is an excellent family home and we strongly recommend viewing to fully appreciate the accommodation on offer.

## Area:

Gauldry is a sought after semi-rural village with local amenities which include village shop, post office, primary school and Inn. Nearby Newport provides more amenities with Dundee just a 10 minutes drive with all facilities of a major city. There is a local bus service and mainline railway links at Dundee and Leuchars. The A92 allows easy access to all parts of Fife.

## Viewing:

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.