



lindsays

31 East Station Place,
Newport-on-Tay, DD6 8EG

"A rarely available two bedroom detached bungalow in a sought after area"

- Vestibule & Hallway
- Lounge/Dining Room
- Kitchen
- Primary Bedroom with En Suite WC
- Further Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- External Utility Store
- Summerhouse
- Attractive Gardens

EPC Rating C

OFFERS OVER £275,000



Description

Situated in a quiet cul-de-sac in the desirable town of Newport-On-Tay this rarely available detached bungalow is likely to be highly sought after and will be an ideal choice for those downsizing. 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 freestanding cooker, fridge and washing machine in the kitchen.

The accommodation comprises a bright, L shaped lounge/dining room which looks out towards the River Tay, compact kitchen, primary bedroom which benefits from an en suite WC and fitted wardrobes. There is a further double bedroom with fitted storage and a contemporary shower room. The attic has been partially floored and can be accessed by a ladder.

On arriving at the bungalow you will find a driveway leading to a single garage with power, light and electric door. The beautiful front and rear gardens have been lovingly maintained by the current owner and are laid mainly with lawn and pretty flower and shrub borders. The rear garden is host to a large utility store with power and light and a delightful summerhouse which has been fully insulated boasting electric, a telephone point and could be used as a home office. The garden shed will also be included in the sale.

We strongly recommend early viewing not to be disappointed.

Area

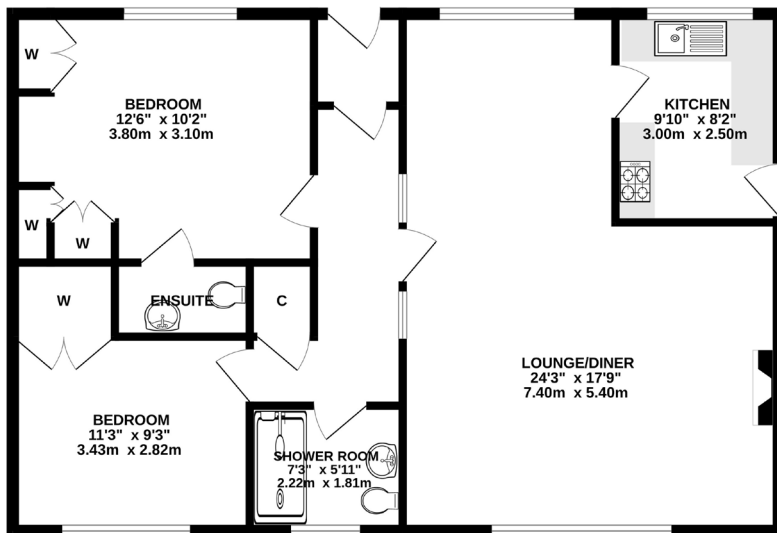
Newport-on-Tay lies on the south banks of the River Tay and is a prestigious town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger 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



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