



lindsays

35 Scott Crescent
Tayport, DD6 9PN

"A spacious two bedroom end terraced villa boasting lovely River Tay Views"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front, Rear & Side Gardens
- Bay Parking

EPC Rating C

OFFERS OVER £135,000



Description

An excellent opportunity to purchase an end terraced two bedroom villa which is located in a quiet corner on an elevated site in the very popular coastal town of Tayport. This home will appeal to a variety of buyers and in particular those looking for their first home. Practical benefits include double glazing and gas central heating, included in the sale are any fitted floorcoverings and blinds along with the integrated oven, hob, dishwasher, freezer and freestanding fridge freezer and washing machine in the kitchen.

The accommodation on the ground floor comprises a bright, generous lounge/dining room and kitchen with ample floor and wall units. Moving to the upper floor you will find two double bedrooms both benefitting from fitted wardrobes and a modern shower room.

Externally the main gardens lie at the rear and side and are laid with lawn. There is a beautiful outlook especially at the rear over the fields and out to the River. The greenhouse and shed will also be included in the sale. Ample bay parking is available close by.

This home is likely to be popular and early viewing is recommended.

Area

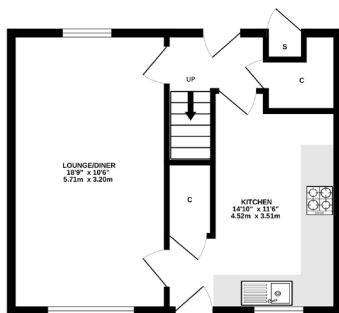
Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotsraig and Drumoig with historic St Andrews and the famous Old Course just a fifteen-minute drive. There are regular commuter bus services to the surrounding areas as well as Dundee, St Andrews, Leuchars and Cupar. Dundee lies just over the bridge and offers all the amenities of a major city with main line railway links to north and south of the country, airport offering flights to London and some other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.

Viewing

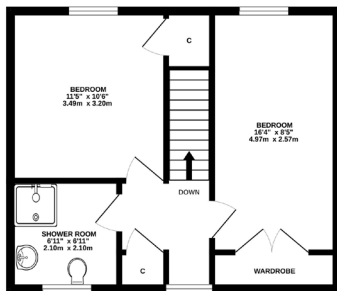
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



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