



lindsays

4 Tay Terrace
Newport-on-Tay, DD6 8AZ

"A spacious two bedroom ground floor apartment in the sought after town of Newport-on-Tay"

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- Utility Store
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Front Gardens
- Garage

EPC Rating D

OFFERS OVER £205,000
HOME REPORT VALUE £210,000



Description

Lindsays are delighted to offer to the market this attractive stone built ground floor apartment ideally located in central Newport-on-Tay within walking distance of all amenities. The property benefits from double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher and freestanding fridge freezer in the kitchen and washing machine in the utility store.

On entering the apartment you will find a cosy lounge featuring ornate coving and an electric stove, kitchen with ample room for a table and chairs, useful utility store, two double bedrooms with the primary room benefitting from built in wardrobes and the family bathroom with separate bath and shower completes the accommodation.

Externally there is a private garden at the front of the property laid with monobloc for easy maintenance and featuring a charming summerhouse and garden shed. A generous garage provides off street parking or external storage as meets individual requirements.

Early viewing is recommended to fully appreciate the home on offer.

Area

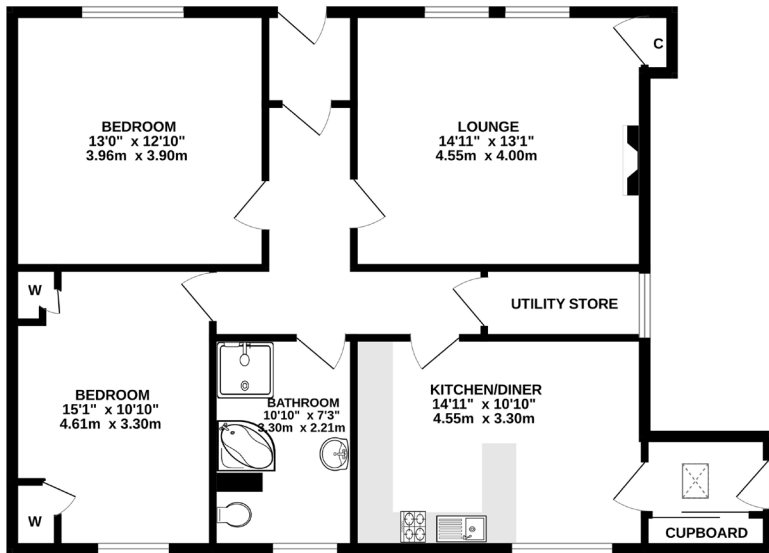
Newport-on-Tay lies on the south banks of the River Tay and is a charming town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger and Deli along with the renowned Sutherlands Hair and Beauty Salon. There is a local primary school with secondary schooling found at Madras College in the historic golf town of St Andrews around 10 miles away. Newport is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure ©2013

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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.