



lindsays

'Tatha Craig',
17 Cowgate, Tayport DD6 9DT

"Three bedroom detached villa in a popular location ideal for the growing family"

- Hallway
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Solar Panels
- Gardens & Garage with EV Charger

EPC Rating C

OFFERS OVER £235,000



Description

Lindsays are delighted to offer to the market this detached family villa pleasantly situated within a cul-de-sac in the popular coastal town of Tayport. Cowgate is ideally situated for ease of access to a number of local amenities including shops, primary schools and a regular commuter bus route. Included in the sale are the fitted floorcoverings, window blinds, integrated kitchen appliances as detailed, dishwasher and washing machine (no warranties provided).

The accommodation is set over two floors and comprises on the lower floor: hallway; bright, spacious lounge; dining room with doors to the garden; kitchen with integrated hob, oven and extractor hood. Upstairs there are three bedrooms and recently installed family bathroom. Outside there is a drive offering off street parking leading to the larger than average detached garage, which has an electric car charging point. The gardens to the front and rear are laid with lawn, borders and planted with mature shrubs. Benefits include double glazing, solar panels with feed-in tariff, gas central heating and ample storage throughout including attic space.

This property will appeal to a number of buyers and early viewing is highly recommended.

Area

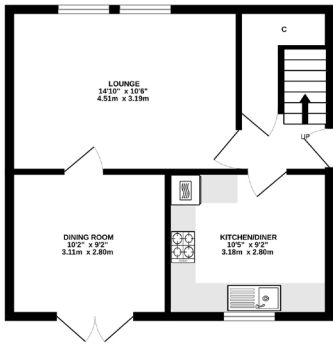
Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotsraig and Drumoig with historic St Andrews and 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

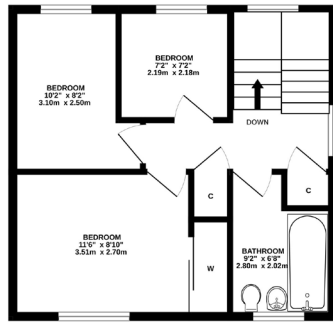
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST 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 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.