



**Thorntons**   
The right way to move

42 Maryknowe,  
Gauldry,

Newport-on-Tay, Fife,  
DD6 8SL





## Summary

With its sought-after village setting in Gauldry, within commuting distance of Dundee and St Andrews, this three-bedroom, two-bathroom detached house comes with spacious accommodation with neutral interiors and lovely countryside views. The home further enjoys an open-plan living and dining room connected through an archway and a double-aspect fitted kitchen. Additionally, the property benefits from a front garden, a driveway and a sunny, enclosed garden with outdoor seating space. The home and its location will surely appeal to a wide demographic of buyers, with enviable proximity to excellent amenities, including schools, green spaces and bus links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

## Features

- Sunny detached house in Gauldry
- Sought-after village location
- Stunning countryside views
- Neutral décor throughout
- Entrance hall with storage
- Generous living room with a fireplace
- South-facing sliding doored dining room
- Sun-filled fitted kitchen
- Sunny wardrobed main bedroom with en-suite
- Two more spacious bedrooms
- Versatile eaves storage
- Modern family bathroom
- Private gardens to the front and rear
- Private driveway parking
- Gas central heating and double glazing



“This three-bedroom, two-bathroom house in Gaudry has spacious living areas, lovely views, generous garden grounds and private parking.”



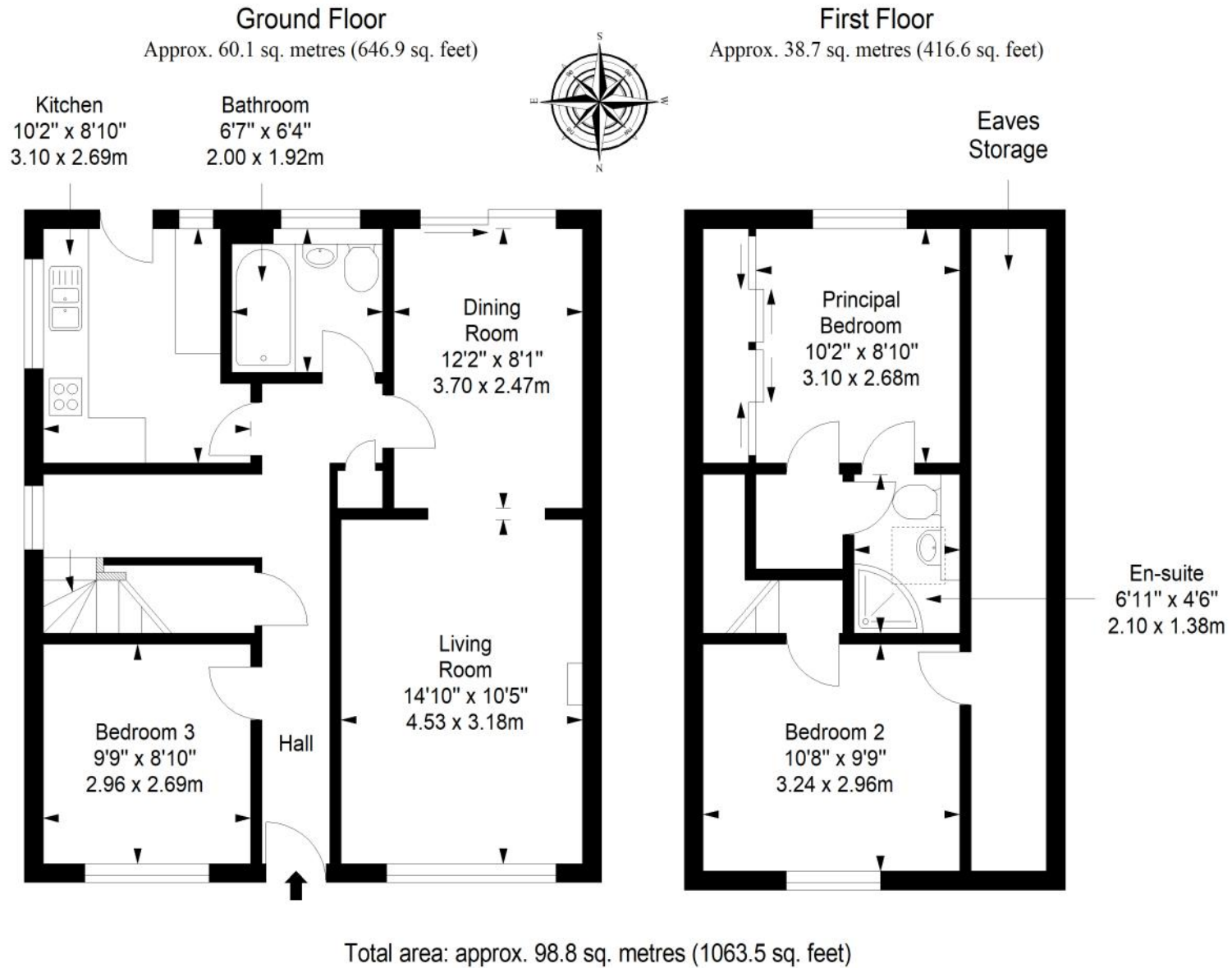




“Enjoying a semirural lifestyle and picturesque views in the Gauldry village, this south-facing detached house will surely appeal to many buyers.”



# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland