



**MICHAEL A. BROWN**

*— Solicitors & Estate Agents —*



## 5 Erskine Road, Tayport, DD6 9EY

Offers Over **£150,000**



- Upper Flat
- Off Harbour Road
- Quiet Cul-de-sac
- 2 Car Driveway
- Rear Garden
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower
- Combi GCH;DG

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## 5 Erskine Road, Tayport, DD6 9EY

This attractive and modern UPPER FLOOR FLAT forms part of a two-flatted house-style property situated in a quiet cul de sac off Harbour Road. The flat benefits from a modern kitchen and bathroom with shower, combi gas central heating and double glazed windows. There is a balmullo chip driveway with parking for two cars and an enclosed and easily maintained rear garden. The property is situated a few minutes walk from Tayport promenade which forms part of the Tay Estuary Harbour town of Tayport with its many amenities. The Tay Road Bridge is a ten minute drive and there are regular bus services into Dundee.

### FRONT ENTRANCE

A self contained ground floor front entrance door. Carpeted all to upper floor and with recessed downlights.

### HALL

Hatch to attic with folding ladder and ample room for storage.

### LOUNGE

A comfortable lounge with window which overlooks the front area.

### KITCHEN

Fully fitted with modern gloss white wall and base units and granite effect worktops. Tiled splash back. Integral electric oven, hob and stainless steel filter. Inset sink with mixer tap. Integral dishwasher. Wood effect laminate flooring. Parador style ceiling with recessed downlights. Window overlooks rear garden.

### DOUBLE BEDROOM

Built in double wardrobe with mirror sliding doors. Built in cupboard housing combi gas boiler. Window overlooks front garden.

### DOUBLE BEDROOM

Window overlooks the rear garden.

### BATHROOM

With modern white three piece suite. Wet wall above bath area with electric instant shower and glazed shower screen. Wood effect laminate flooring. Parador style ceiling with recessed downlights. Built in cupboard housing plumbing for automatic washing machine. Opaque window. Chrome towel radiator.

### GARDENS

Balmullo chip front area with parking for two cars. Paved communal path leads to the house. The south west facing rear garden is enclosed by timber fencing and stone wall and is laid out with large lawn.

### EXTRAS

Included are all fitted carpets, and integral kitchen appliances.

### LOCATION

Off Queen Street turn down Maitland Street and into Mill Lane. Left on Harbour Road and second left onto Erskine Road.

### EPC – C

**HOME REPORT VALUATION - £150,000**



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## ACCOMMODATION

(All measurements are approx.)

Lounge	13'1" x 10'7"	(4.00m x 3.25m)
Kitchen	8'5" x 8'1"	(2.60m x 2.46m)
Double Bedroom	10'2" x 9'5"	(3.10m x 2.90m)
Double Bedroom	8'9" x 8'7"	(2.70m x 2.65m)
Bathroom	8'6" x 6'6"	(2.62m x 2.00m)

GROUND FLOOR  
56.0 sq.m. approx.



These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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