

16 TAY TERRACE

Newport-on-Tay, Fife, DD6 8AZ



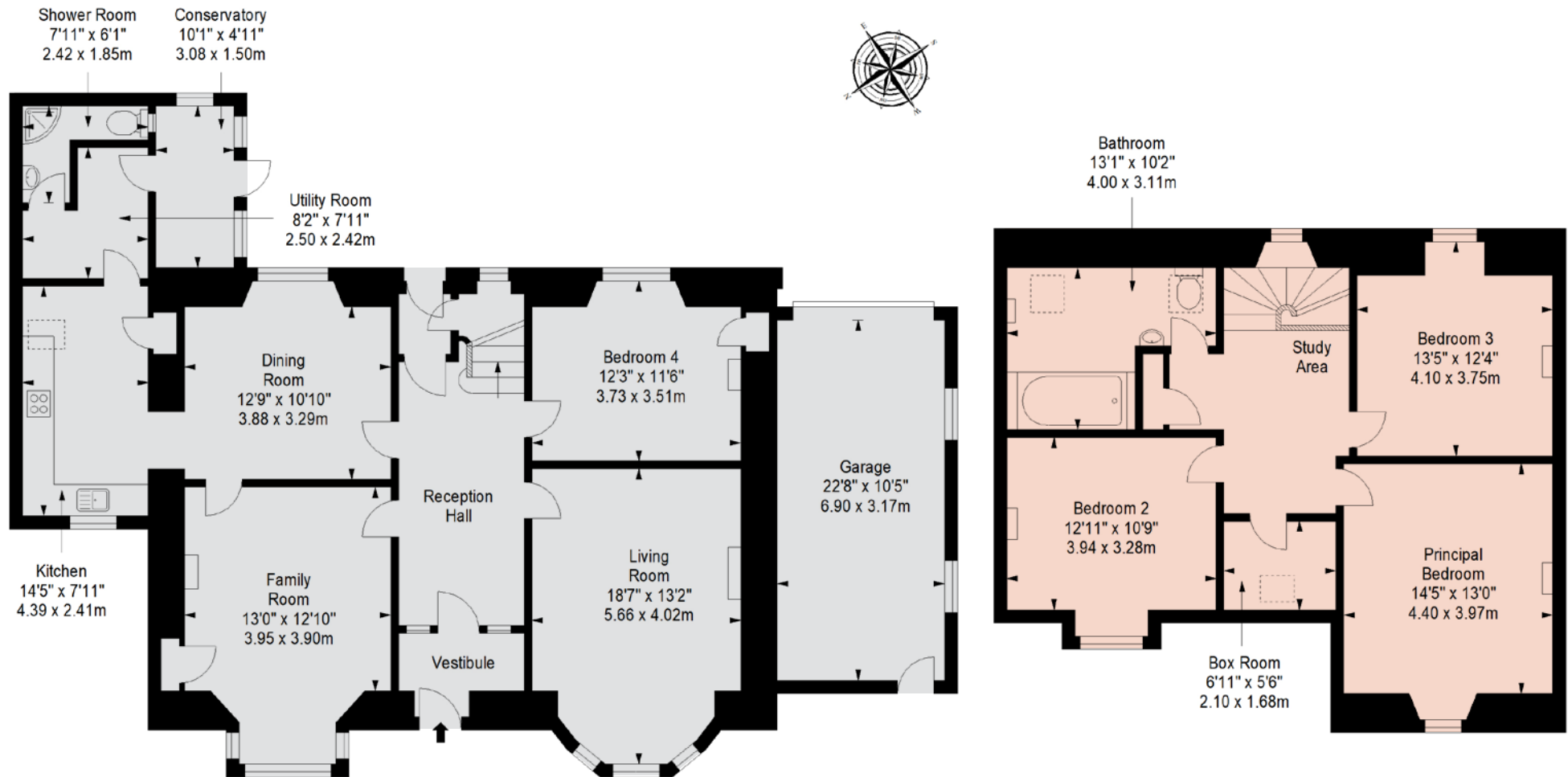
Thorntons 
The right way to move

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The floorplan is for illustrative purposes. All sizes are approximate.





COASTAL

TOWN SETTING WITH STUNNING ELEVATED VIEWS

Situated just a 10-minute drive from central Dundee, this attached stone-built house enjoys a desirable coastal location with elevated views over the River Tay. It is rich in period character while providing comfortable and flexible space for families, featuring four double bedrooms, three reception rooms, and two bathrooms. The well-maintained enclosed garden offers a picturesque outlook, and a driveway and garage are available for multi-vehicle private parking.



GENERAL FEATURES

- Desirable coastal town address, close to Dundee
- Stunning elevated views across the River Tay
- Wonderfully characterful stone-built attached house
- Exceptional space and versatility for families
- Abundant period charm throughout the home
- EPC Rating - F

ACCOMMODATION FEATURES

- Front and rear vestibules (one with storage)
- Impressive reception hall
- Two generous living areas with fireplaces and river views
- Formal dining room with kitchen access
- Bright kitchen with a utility room and driveway access via a conservatory
- Four large double bedrooms with feature fireplaces
- Useful box room
- Ground-floor shower room
- First-floor three-piece family bathroom
- Upper landing/study area
- Gas central heating

EXTERNAL FEATURES

- Attractive enclosed garden with a scenic outlook
- Private driveway and attached single garage



CHARACTERFUL

STONE-BUILT ATTACHED HOUSE

This charming traditional residence is ideally situated just two miles from the heart of Dundee, with an elevated position that offers breathtaking views across the River Tay. These stunning panoramic vistas can also be enjoyed from the generous enclosed garden. The family home provides exceptional space and versatility with four bedrooms, multiple reception areas, and a washroom on each level. Its grand proportions and exquisite decorative details epitomise period splendour, while the potential for upgrades allows the new owner to add their personal style to the home. The attached property is complemented by convenient private parking, including a garage.





A SPACIOUS AND CHARACTERFUL
PERIOD HOME ENJOYING

ELEVATED RIVER VIEWS





TWO LIGHT- FILLED

*LIVING AREAS FOR
RELAXING WHILE TAKING
IN THE SCENIC OUTLOOK*

The reception hall, accessed via both front and rear vestibules, perfectly sets the tone for the character that follows. Leading off the hall are two bright and spacious living areas, each with a wide window framing captivating views over the river. Both rooms are comfortably carpeted, centred around imposing period fireplaces, and adorned with intricate cornice work. The living room also features a central ceiling rose, while the family room offers built-in storage and display shelving.



A FORMAL DINING ROOM

Also reached from the hall is a third carpeted reception room, which enjoys a sunny aspect and is ideal for formal dining thanks to direct kitchen access.





A BRIGHT KITCHEN

The bright, naturally toned kitchen is functional, though it could benefit from modernisation. A range of cabinets is integrated with a double oven and a gas hob. There is also an upright fridge-freezer, plus space for more appliances in an adjoining utility room. From here, practical driveway access is through a small, sunny conservatory.





*BRIGHT
KITCHEN
WITH A
UTILITY ROOM
AND
DRIVEWAY
ACCESS
VIA A
CONSERVATORY*



FOUR SPACIOUS

DOUBLE BEDROOMS AND A HANDY BOX ROOM



The home's four carpeted bedrooms are comfortable doubles, each enhanced by classic cornicing and period fireplaces. One bedroom, southerly facing with built-in storage, is located downstairs, offering flexibility for additional living space. The remaining bedrooms are situated on the first floor, accessible via a staircase lit by a generous window with colourful stained-glass edging. This staircase leads to a light and airy landing with a study area and built-in storage. Two first-floor bedrooms, including the principal, enjoy the serenity of open river views and there is also a sky-lit box room - perfect for storage, a dressing room, or a study.



TWO FIRST-FLOOR BEDROOMS, INCLUDING THE PRINCIPAL, ENJOY THE SERENITY OF OPEN RIVER VIEWS

A SHOWER ROOM AND FAMILY BATHROOM PROVIDE

CONVENIENCE ON EACH FLOOR



The ground floor features a handy shower room off the utility room, while the upstairs family bathroom has a bath beside a striking original fireplace.

Extras: The sale includes fitted floor coverings, light fittings, and integrated appliances, whilst window coverings are negotiable.



*A DELIGHTFUL, ENCLOSED GARDEN LOOKING OUT
ACROSS THE RIVER, PLUS SECURE GARAGE PARKING*



The property's front garden is a generous enclosed space, with a lawn and shrubbery, that has been lovingly maintained and takes full advantage of the picturesque outlook. To the rear, a driveway and attached single garage provide private parking for two vehicles.





NEWPORT-ON-TAY

SITUATED ON THE BANKS OF THE RIVER TAY, JUST A FEW MINUTES' DRIVE FROM THE TAY ROAD BRIDGE

Newport-on-Tay is a town in Fife that lies, as its name suggests, on the banks of the River Tay, just a few minutes' drive from the Tay Road Bridge. The town is home to excellent amenities and everyday essentials such as minimarkets, a butcher, a bakery, a grocery store, several independent retailers, a doctor's surgery, a pharmacy, a Post Office, a hairdresser (which also provides beauty and barbering services), cafés, restaurants, and takeaways. For more extensive shopping and facilities, a drive of under 10 minutes will take you to Dundee, where you will find shopping centres, high-street retailers, and supermarkets. Newport-on-Tay has its own community centre which

hosts a number of community groups, activities, and education classes. A gym, games hall, and a full-size grass sports pitch can be found at Waterstone Crook Sports Centre in the town, whilst additional fitness and swimming facilities and groups can be found in the surrounding area, including Dundee. Nursery and primary schooling is provided in the town at Newport Primary School, followed by secondary education at Madras College in St Andrews. Travelling around the county, into the capital, and further afield could not be easier from Newport-on-Tay, with train stations in nearby Leuchars and Dundee, excellent bus links, and nearby major road links.



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