



5 Jubilee Buildings, Tayport, DD5 9BA
Fixed Price £115,000

Contact Solicitors for an appointment
to view or telephone seller direct
outwith office hours
07477442973

Chamber Practice 



Great opportunity to purchase this bright and spacious second floor flat situated in a quiet area within easy reach of many local amenities including harbour, leisure and recreation facilities and public transport links. Central Tayport with its many amenities including a variety of cafes and take-aways, Post Office and shops are also within walking distance and Dundee City Centre and St. Andrews are a short drive away.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and airy lounge with front facing window and recessed display shelving with storage below; kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, slot-in electric cooker and washing machine may be included if required; fully tiled bathroom with 3 piece white suite incorporating W.C., wash hand basin and bath with electric shower over; and two double bedrooms with built in wardrobe/storage facilities. Externally there is a shared drying green with garden shed.

Benefits include double glazing, gas central heating and lovely views over the river and harbour from the north facing windows.

This particular property would make an ideal first time buy and early viewing is recommended.

- **Quiet Location**
- **Lovely River & Harbour Views**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Shared Drying Green**
- **Many Nearby Amenities**
- **Ideal First Time Buy**



Tayport is located on the north east tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. Tayport is home to Scotsraig Golf Course, the 13th oldest golf club in the world and the wonderful Tentsmuir Nature Reserve is nearby, a haven for wildlife. **Dundee: 01382 203000** **Brechin: 01356 622289** **Cupar: 01334 658222**

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.





73.0 sq.m. approx.



TOTAL FLOOR AREA: 73.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The purchaser is advised to verify the accuracy of the measurements and to satisfy any requirements for the property. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given.
 Plans ref: 14/0000000000



Included in the sale are all floor coverings and garden shed. The cooker and washing machine may be included if required.