



lindsays

3 Netherlea Place
Newport-on-Tay, Fife, DD6 8NW

"A well presented 3 bedroom detached villa boasting beautiful river views"

- Vestibule & Hallway
- Open Plan Lounge/Dining/Kitchen
- Utility Room
- Cloakroom/WC
- Family Shower Room
- 3 Bedrooms
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front & Rear Gardens

EPC Rating C

OFFERS OVER £300,000



Description

An excellent opportunity to purchase this lovely and bright, three bedroom detached villa located in the sought after town of Newport-on-Tay and offering fabulous views over the River Tay and beyond. This family home is in move in condition throughout with practical benefits including double glazing and gas central heating. Included in the sale are all carpets, floorcoverings, light fittings, curtains and blinds along with the integrated fridge freezer, oven, microwave and hob and the freestanding washing machine and tumble dryer in the kitchen and utility room.

On entering the property you will be immediately impressed with the hub of the home, the bright open plan lounge/dining/kitchen which offers the fabulous views over the River Tay and beyond. The room is flooded with natural light through the three windows and the stylish kitchen has integrated appliances and larder style cupboard. Natural Bamboo flooring is laid throughout this room. Also on the ground floor you will find a utility room, rear porch ideal for coats and shoes, WC and a single bedroom. There is a large understair cupboard providing excellent storage. Moving to the upper floor both bedrooms feature the fabulous views and benefit from fitted wardrobes. The stylish family shower room with double shower cubicle completes the accommodation.

Externally at the front of the property lies a driveway leading to a single garage with electric door. The pretty front garden is laid with raised flower beds and has a seating area to enjoy the morning sun. The main garden lies at the rear and is easily maintained with stones and mature plants and shrubs. The greenhouse and sheds will also be included in the sale.

This family home lies in a great location and can only be fully appreciated by viewing.

Area

Newport-on-Tay lies on the south banks of the River Tay and is a charming town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger and Deli along with the renowned Sutherlands Hair and Beauty Salon. There is a local primary school with secondary schooling found at Madras College in the historic golf town of St Andrews around 10 miles away. Newport is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig.

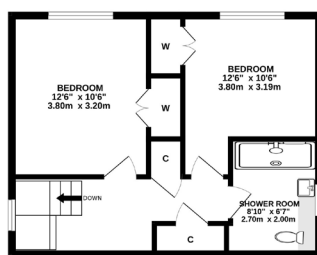
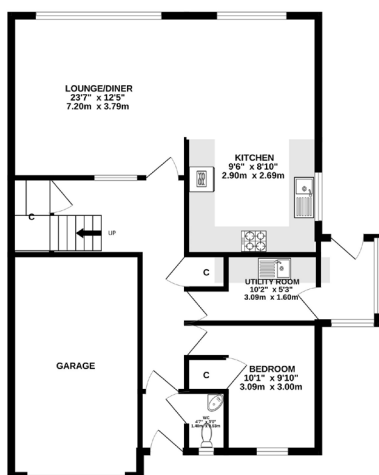
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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.