



**lindsays**

**2 Albert Street**  
Tayport, DD6 9AR

*"A tastefully presented ground floor apartment in the popular coastal village of Tayport"*

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- Utility Space
- 2 Double Bedrooms
- Family Room/Bedroom 3
- Bathroom
- Double Glazing
- Gas Central Heating
- Front & Side Gardens

EPC Rating D

**OFFERS OVER £250,000**



## Description

We are delighted to offer to the market this beautiful ground floor apartment within a divided villa which has been tastefully and extensively upgraded by the current owner. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and dishwasher in the kitchen.

On entering from Albert Street, the extensive walled garden is laid with lawn, fruit trees and colourful borders. The ground floor of this stone built property comprises a bright stylish lounge with original coving and ceiling rose and dual aspect windows with River Tay views. The substantial front bedroom features an open fireplace, original coving and ceiling rose and River Tay views. The second double bedroom benefits from fitted storage. The family room/bedroom three features patio doors to the enclosed side garden, original coving and ornate ceiling rose together with original tiled open fireplace. A contemporary kitchen diner with utility room lies to the rear of the building, which gives access to Bell Street via an external flight of steps. A side door gives access through an additional storage space into the private side garden.

Externally there is a summerhouse and two outbuildings. Parking is on street nearby.

This is a rarely available type of property for Tayport in pristine condition throughout. Viewing is highly recommended.

## Area

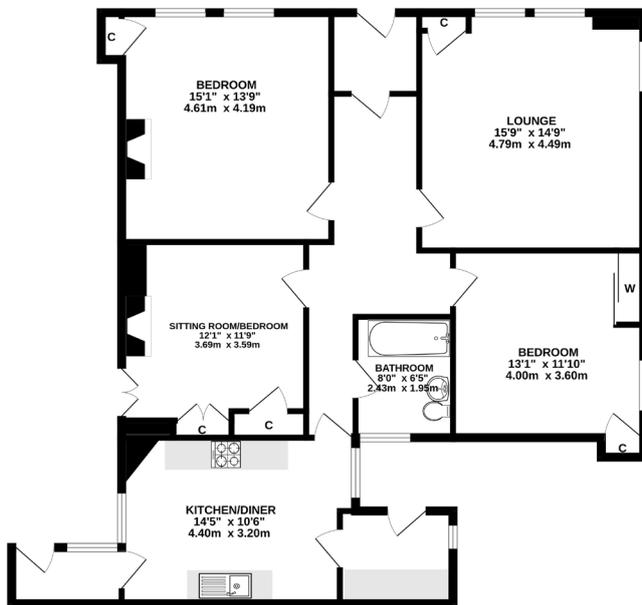
Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotsraig and Drumoig with historic St Andrews and the famous Old Course just a fifteen-minute drive. There are regular commuter bus services to the surrounding areas as well as Dundee, St Andrews, Leuchars and Cupar. Dundee lies just over the bridge and offers all the amenities of a major city with main line railway links to north and south of the country, airport offering flights to London and some other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.

## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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. Made with Measure (2012).

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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.