



**lindsays**

## 24 Scotsraig Apartments Newport-on-Tay, DD6 8EU

*"A bright one bedroom retirement apartment with wonderful river views"*

- Hallway
- Lounge/Dining Room
- Kitchen
- 1 Double Bedroom
- Shower Room
- Double Glazing
- Electric Heating
- Secure Entry
- Elevator Service
- Age Restrictions - over 55

EPC Rating B

**OFFERS OVER £68,000**



## Description

Lindsays delighted to offer to the market this well presented, divided villa with An excellent opportunity to purchase a bright second floor apartment which is located within a purpose built retirement complex and is located in the heart of the popular village of Newport-on-Tay. The apartment requires a degree of updating and this has been reflected in the asking price. Practical benefits include double glazing and electric heating. Included in the sale are all carpets and floorcoverings where fitted along with the integrated oven and hob and freestanding fridge and washing machine in the kitchen.

The accommodation comprises a bright dual aspect lounge, compact kitchen, double bedroom with fitted furniture and a shower room.

The complex also has the following benefits: chubb alarm pullcord, residents lounge, and kitchen, freezer room, bin store, guest apartment and a part time resident factor. Factor fees apply of around £100 per month to be paid to Trinity factors.

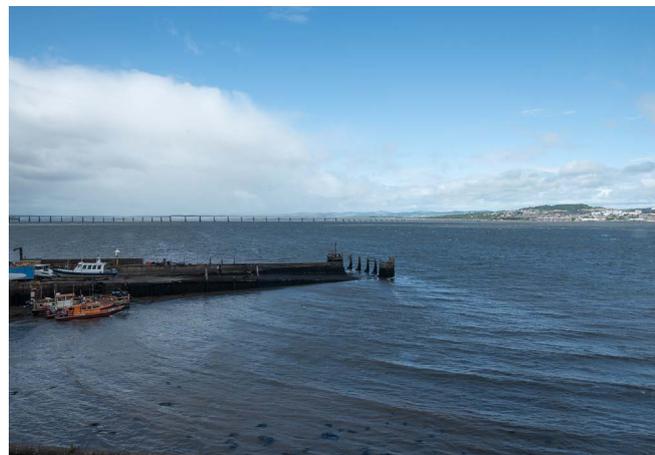
This is a great retirement home close to all local amenities and we recommend viewing.

## Area

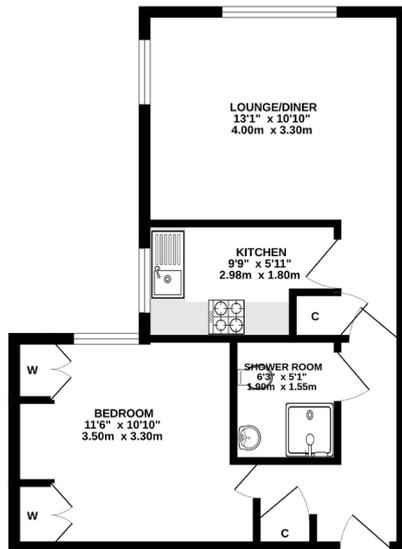
Newport-on-Tay lies on the south banks of the River Tay and is a charming town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger 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



2ND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, compliance with measurements of doors, windows, stairs 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 for the use of prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency or to their date.

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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.