



**lindsays**

Lillian May,  
19 Linden Avenue Newport on Tay DD6 8DU

*"Immaculately presented four bedroom maisonette apartment in a much sought after location"*

- Hallway
- Lounge
- Fitted Kitchen
- Principal Bedroom with Ensuite Shower room
- Guest Bedroom with Ensuite Bathroom
- Two Further Double Bedrooms
- Shower Room
- Garden

EPC Rating D

**OFFERS OVER £300,000**





## Description

This is a unique opportunity to purchase this immaculately presented four bedroom double upper villa in a much sought after location. Due to its elevated position Lillian May enjoys beautiful views towards the River Tay.

The versatile accommodation is offered to the market in move in condition and comprises: Hallway, bright and spacious lounge with a feature fireplace and bay window with views towards the Tay and fitted kitchen. The principal bedroom has an ensuite shower room while the guest bedroom has an ensuite bathroom. Upstairs there are two further double bedrooms and large shower room. Benefits include double glazing, gas central heating and large boiler room. There is also a number of beautiful original features such as decorative corncicing, original window shutters and original hardwood flooring.

Externally there is a private garden to the rear. This is laid with a combination of lawn, patio and stone chippings with a number of mature plantings. Land beyond the rear wall is also owned by the property and provides sufficient space for parking and/or a garden shed. Roadside parking outside the property is unrestricted.

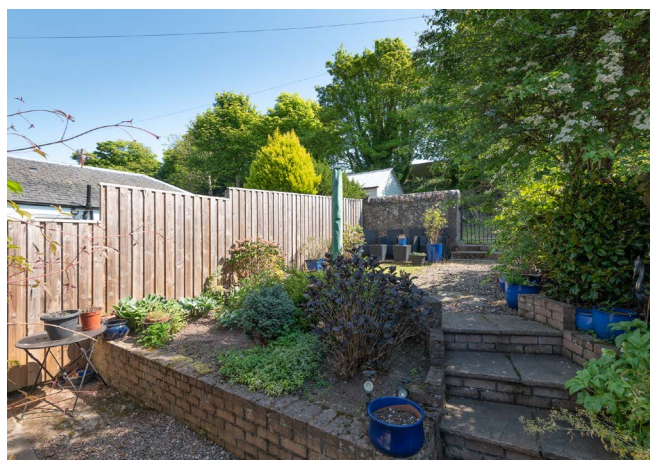
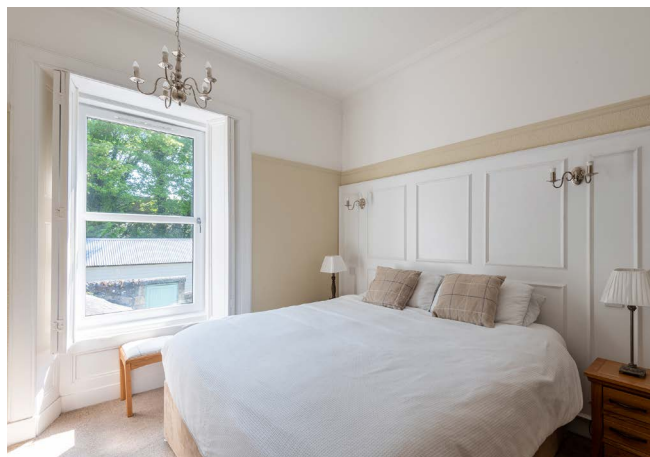
This is a beautiful home which can only be fully appreciated by viewing which is highly recommended.

## Area

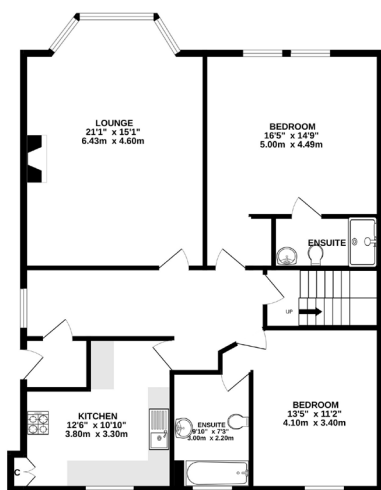
Newport-on-Tay lies on the south banks of the River Tay and is a charming town within easy commuting distance across the Tay Bridge to Dundee City Centre. The residents benefit from excellent local amenities and the high street offers a variety of local shops including minimarkets, butcher, cheesemonger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

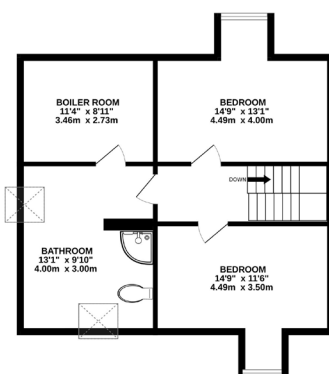
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability 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.