



**lindsays**

**"Stationhouse" 13 Station Brae**  
Newport-on-Tay, DD6 8DQ

*"A charming former Stationhouse with bundles of character in desirable Newport-on-Tay"*

- Front Hallway
- Lounge/Dining Room
- Dining Kitchen
- Utility Room
- 3 Double Bedrooms
- Family Bathroom
- Shower Room
- Mixed Glazing
- Gas Central Heating
- Generous Gardens
- Driveway

EPC Rating E

**OFFERS OVER £350,000**



## Description

A unique opportunity to purchase this "B" listed family home, previously the station office and house which is situated in the very desirable village of Newport-on-Tay. This lovely home is in move in condition throughout and practical benefits include mixed glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the Range Smeg oven in the kitchen.

The property is entered from East Station Place and on the ground floor you will find a beautiful lounge/dining room featuring oak flooring and a cosy woodburning stove we believe this to be the former waiting room. There is a spacious bathroom boasting both a bath and shower. Moving to the lower ground floor you will find a recently upgraded shaker style kitchen with a Range Oven and Belfast sink, large utility room also with a Belfast sink and a double bedroom featuring an open fireplace. The upper floor houses the principal bedroom with dual aspect windows and a fireplace, further double bedroom with wonderful views and a contemporary shower room.

Externally there is a driveway providing off street parking for multiple vehicles leading from East Station Brae and a secluded bin store area. There are generous wraparound gardens surrounding the home which are laid mainly with lawn and mature plants and shrubs. The paved patio areas are ideal for benefitting from the sun throughout the day. There is a large wooden office which can be used for working from home with power supplied.

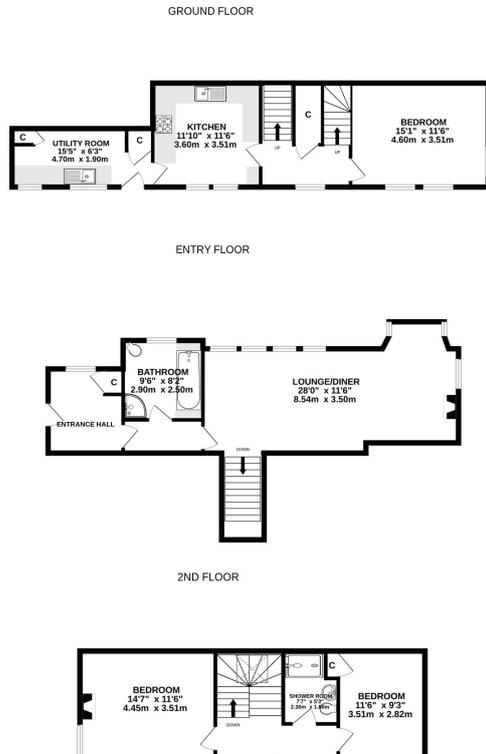
This rarely available period property can only be fully appreciated by viewing which is highly recommended.

## 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



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.