

**THREE BEDROOM BUNGALOW FOR SALE - offers over £260,000**  
**SEA HOUSE, 2 HARBOUR ROAD, TAYPORT DD6 9EX**



**KEY FEATURES**

- Beachfront location ● fully enclosed rear garden leading down to the beach ●
- Walking distance to shops, local amenities & Primary School
- Close to main bus routes to both Dundee & St Andrews ●
- Double Glazing ● Gas Central Heating ● Solar Panels ●

## Description

**Boyles** are delighted to bring to the market this charming detached 3 bedroom bungalow in a beachfront location. Within walking distance of local amenities, primary schools and transport to Dundee and St Andrews

## Accommodation

Lounge/Dining Room, Conservatory, Kitchen, Shower Room.  
The property also boasts GCH Double glazing Solar Panels.

**LOUNGE/DINING ROOM:** A well proportioned room with side window and French doors to the conservatory.

**CONSERVATORY:** Uninterrupted views north towards Broughty Ferry and east towards Tentsmuir Forest.

**KITCHEN:** A range of units and includes cooker and washing machine. The window looks out over the front garden.

**MASTER BEDROOM:** sits to the rear of the property with a full length fitted mirrored robes and views out to the sea.

**BEDROOM 2:** Sits to the side with French doors opening out on to a south facing patio and garden shed..

**BEDROOM 3:** Sits to the front and also benefits from an open fitted wardrobe.

**SHOWER ROOM:** Fully tiled with white wash basin and wc and corner shower enclosure with Mira Shower.

The decor throughout is a mixture of carpeting, vinyl and ceramic tiling.

## Exterior

The property sits in generous grounds with the front laid to lawn and borders. A stone chipped driveway providing off street parking and leading to the garage with electronic door power AND LIGHT.

The fully enclosed rear garden is laid to lawn and borders and a paved patio area with a gate opening out to the beach. There is a further patio area accessed from Bedroom 3.

## Room Dimensions

ENTRANCE HALL 3'10" x 17'9" x 7' (L-Shaped)	KITCHEN 9' x 9'
LOUNGE/DINING ROOM 12' x 21'	CONSERVATORY 12' x 8'
BEDROOM 1 9'6" x 11'8" ex. Wardrobes	BEDROOM 2 7'2" x 12'6"
BEDROOM 3 7'6" x 12'6"	SHOWER ROOM 6'1" x 6'1"

*All Measurements are approximate.*

This property is ready to move in,  
and early viewing  
is recommended.

Call Property Department  
**01382 221214**

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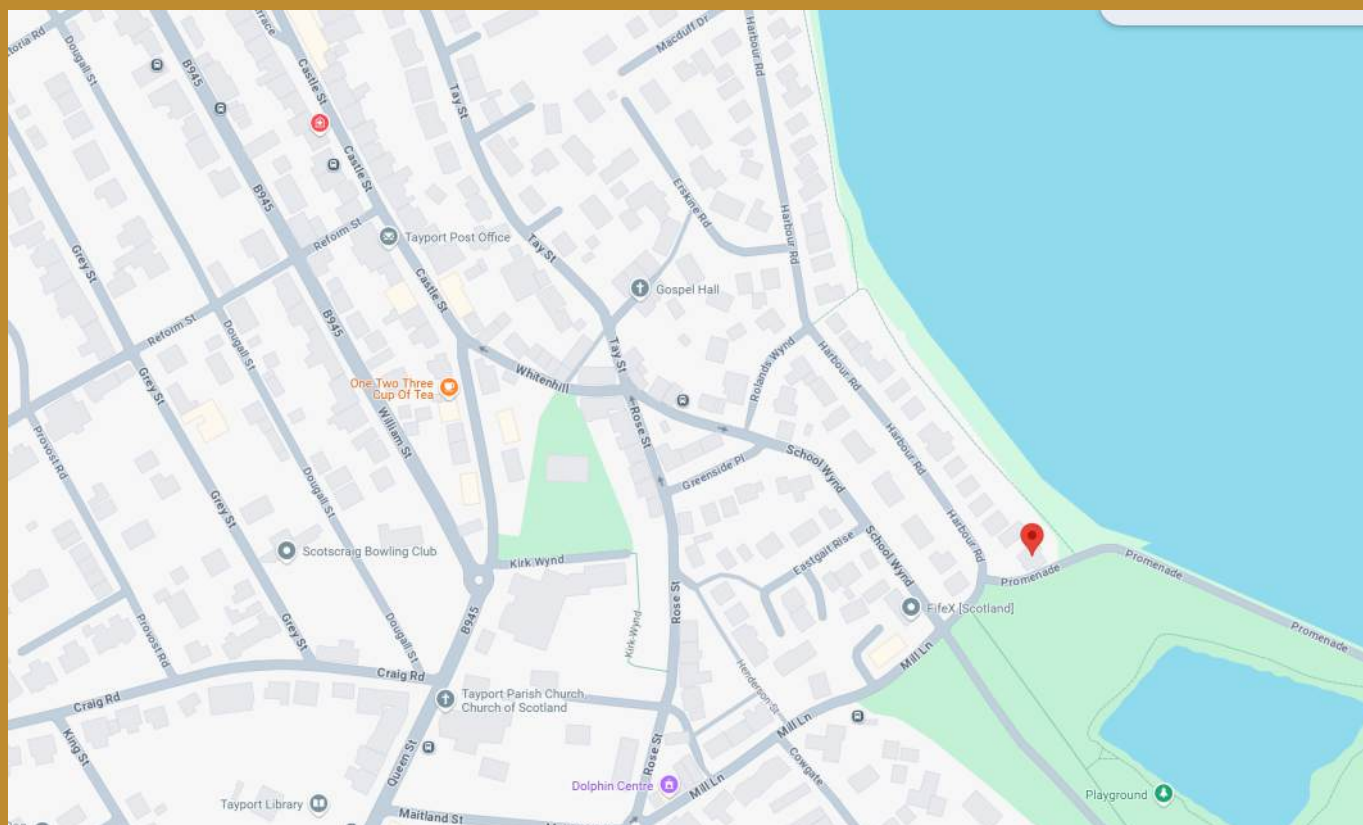




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