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62 TAY STREET, TAYPORT, DD6 9BJ
OFFERS OVER £250,000

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Accommodation Comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Master Bedroom with En-Suite, Bedroom, Office/Bedroom Four. Upper Floor: Two Further Bedrooms, Family Bathroom.
External: Rear Garden.

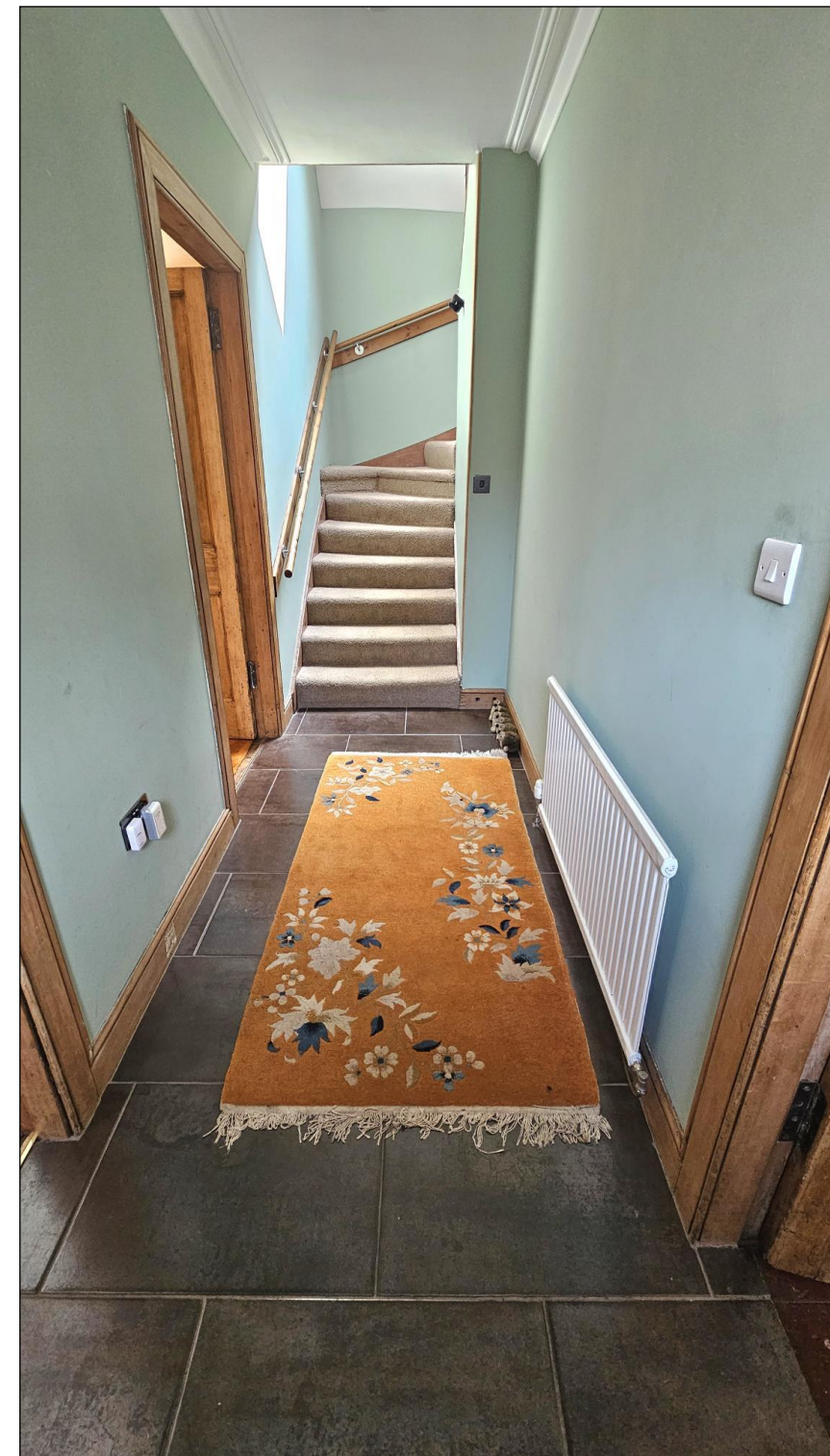
This well-presented, spacious SEMI DETACHED THREE/FOUR BEDROOM COTTAGE is located within the small town of Tayport, which lies on the Firth of the Tay opposite Broughty Ferry. The property is a small walk from local amenities including shops, cafes, bars, there is also a primary school nearby and a main bus route to Dundee. The property is tastefully decorated throughout and benefits from double glazing and gas central heating. Early internal viewing is highly recommended.

ENTRANCE HALLWAY: -

A hardwood door gives access to the reception hall which has a tiled floor and carpeted stairway giving access to the upper floor accommodation. Radiator.

LOUNGE: -

Approximately 14'9" x 12'1". The lounge is spacious and has double glazed patio doors allowing access to the rear garden. Feature fireplace. Shelves display alcove. Wall lights. Hardwood floor. Radiator.



MASTER BEDROOM: -

Approximately 15'1" x 11'0". This spacious bedroom has a double-glazed window offering pleasant outlook towards the front of the property. There is a built-in walk-in wardrobe offering excellent hanging and shelving storage and a built-in shelved storage cupboard. Carpet. Radiator.

EN-SUITE SHOWER ROOM: -

The en-suite shower room comprises w.c., 'His and Hers' double vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower above. Vanity mirror. Attractive wall and floor tiling. A double-glazed window offers a good deal of natural light. Extractor fan. Attractive downlights. Towel radiator.



KITCHEN: -

Approximately 12'3" X 8'7". The kitchen has a range of base and wall mounted storage units with contrasting work surfaces. Integrated appliances included an eye level double oven, a five-burner gas hob with stainless steel extractor hood above. The stainless-steel sink has plumbing connections for a washing machine. Built-in shelved pantry cupboard. Tiled splashback. There are double glazed patio doors allowing access to the garden. Fitted vertical blinds. Vinyl flooring. Radiator.



DINING ROOM: -

Approximately 13'5" x 11'10". This is a good-sized room with double glazed window offering outlook to the front of the property. Wall lights. Hardwood flooring. Radiator.

OFFICE/BEDROOM 4: -

Approximately 10'4" x 8'4". This room can be adapted to individual needs and is currently laid out as a dining room. There is a double-glazed window offering outlook towards the front of the property. Built-in fitted wardrobes offering excellent storage. Hardwood flooring. Radiator.

UPPER FLOOR LANDING: -

The upper floor landing is carpeted and has a double-glazed Velux window offering a good deal of natural light and pleasant outlook over the rear garden. Attractive downlights.

BEDROOM 2: -

Approximately 16'0" x 11'10". This spacious bedroom has a double-glazed Velux window to the front and double-glazed window to the rear offering views of the garden. Attractive downlights. Carpet. Radiator.

BEDROOM 3: -

Approximately 14'5" x 8'5". This bedroom has a double-glazed Velux window to the front. Attractive downlights. Vinyl flooring. Radiator.

FAMILY BATHROOM: -

The family bathroom comprises a white three-piece suite, w.c., wash hand basin and bath. Attractive wall tiling. Downlights. Built-in storage cupboard. Vinyl flooring. Radiator.

EXTERNAL: -

The rear garden is fully enclosed and has a patio area and a stone built shed. There are mature trees, flower beds and vegetable patches. Glass house. Rotary clothes drier.





Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.