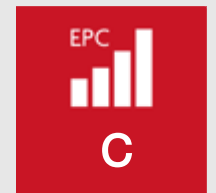
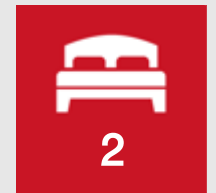
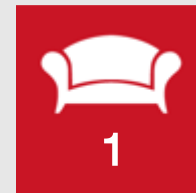




**Thorntons**  
The right way to move

2 Marine Parade, Inn Street,  
Tayport, Fife DD6 9BF





## Summary

Situated within the popular coastal town of Tayport, this attractive upper apartment enjoys a convenient position close to the waterfront and within easy reach of a wide range of local amenities. The accommodation comprises a welcoming entrance hall, spacious lounge/diner, fitted kitchen, two double bedrooms and modern bathroom. Externally, the property benefits from an allocated parking space and access to a slipway. Additional features include double glazing, triple glazing and gas central heating, enhancing comfort and energy efficiency throughout the year. The layout and practical design make the property both functional and easy to maintain.

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## Features

- First Floor Flat
- Home Report Value £175,000
- River Tay Views to front
- Private Parking for 1 car
- Lounge
- Kitchen
- Two Double Bedrooms
- Bathroom
- GCH; EPC - C
- Double and triple glazing
- Appealing to a number of buyers

## Room Measurements

Lounge/diner 13'5" x 13'2" (4.10m x 4.02m)

Kitchen 8'6" x 6'10" (2.58m x 2.08m)

Bedroom 13'9" x 8'10" (4.20m x 2.70m)

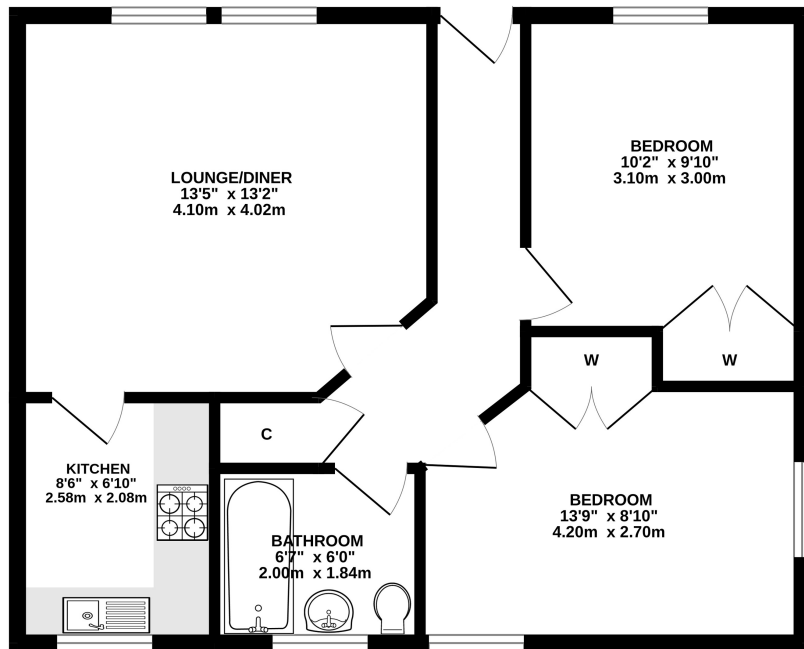
Bedroom 10'2" x 9'10" (3.10m x 3.00m)

Bathroom 6'7" x 6'0" (2.00m x 1.84m)



# Floorplan

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath, DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

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