



A well presented terraced bungalow in the popular village of Gauldry

3 Bed   1 Bath   1 Reception

Lindsays are delighted to offer to the market this attractive three bedroom terraced bungalow which is located in the popular village of Gauldry just a few minutes from Newport-on-Tay and Wormit. This lovely home is in move in condition throughout and practical benefits include double glazing and electric heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, freestanding cooker, washing machine and tumble dryer in the kitchen. The accommodation comprises a bright dual aspect lounge with open outlook over the green towards the river, modern kitchen with breakfast bar, three good sized double bedrooms one benefitting from lovely views and fitted wardrobes and the contemporary shower room which benefits from underfloor heating.

Externally the generous garden lies at the rear and being west facing benefits from sun throughout the afternoon and evening. It is laid mainly with lawn and three decking areas. The garden shed will also be included in the sale. At the front of the property the garden is laid mainly with lawn and ample bay parking is located at the front of the home.

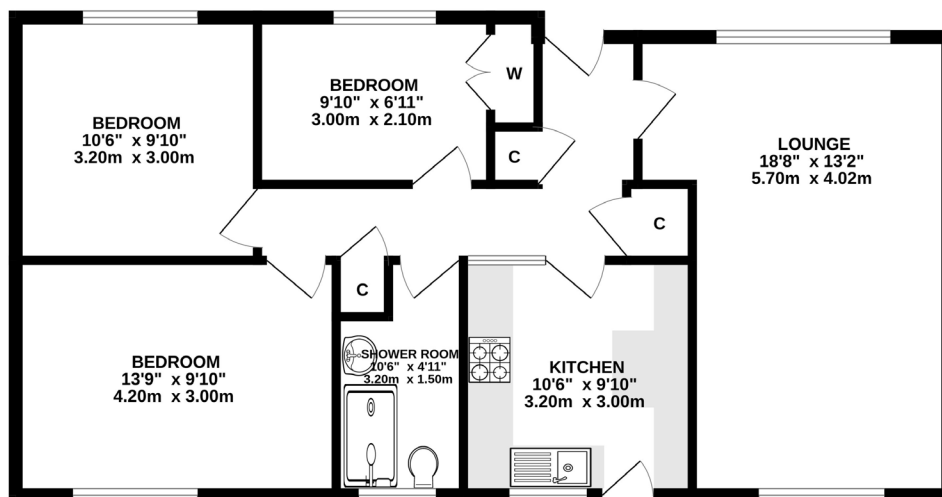
This lovely home will suit a wide variety of buyers and viewing is highly recommended.

### Features

- Hallway
- Lounge
- Breakfasting Kitchen
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Front & Rear Garden
- Bay Parkingsg
- EPC E

**Offers Over £180,000**

## GROUND 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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Gauldry is a sought after semi-rural village with local amenities which include a primary school and Inn. Nearby Newport provides more amenities with Dundee just a 10 minute drive away with all facilities of a major city. There is a local bus service and mainline railway links at Dundee and Leuchars. The A92 allows easy access to all parts of Fife.

FOR VIEWING:

**By appointment only**

Contact Lindsay on:

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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.