






6 Woodbine Terrace
Newport-on-Tay, DD6 8EB



A charming period style semi-detached villa with wonderful views over the River Tay and beyond

 5 Bed  1 Bath  3 Reception

Located in the very desirable town of Newport-on-Tay this lovely period style semi-detached villa sits on an elevated position in a quiet cul-de-sac and enjoys beautiful views over the river. The property offers spacious and versatile accommodation over two levels plus a three room studio in the garden. Included in the sale are all carpets and blinds where fitted.

The accommodation on the ground floor comprises an elegant lounge boasting period style features with ornate coving, open fireplace with marble surround and amazing views. The formal dining room currently used as a playroom also has a feature fireplace and ornate coving. The rustic kitchen at the rear of the property has room for a dining table and a useful under stair-storage area. A new combi boiler is in a corner unit with plumbing for a washing machine. A large family room opens from the kitchen, and it has a glazed sliding door into the lounge, allowing views of the river from the kitchen. The ground floor is completed with a double bedroom and cloakroom/WC. The upper floor has recently been upgraded and the roof fully insulated. Facing the river there are two delightful double bedrooms and a family bathroom with separate bath and shower. On the south facing side there are two sunny dormer bedrooms.

Externally the home can be accessed at the rear where you will also find a bike and wood store. At the front of the villa lies a paved patio ideal for summer family dining and relaxing. At the bottom of the garden is a three-room studio which is double glazed, insulated, and has a WC and a wood burning stove. There is an EPV charging point and parking space beside the studio.

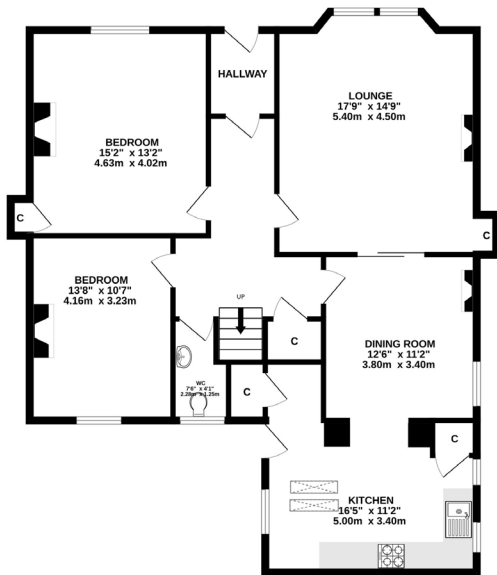
This lovely home with many attributes can only be fully appreciated by viewing which is highly recommended.

Features

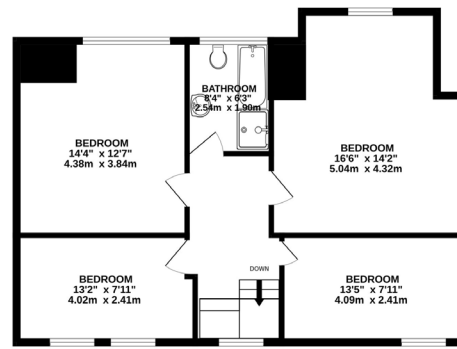
- Vestibule & Hallway
- Lounge
- Dining Room
- Family Room
- Dining Kitchen
- 5 Bedrooms
- Family Bathroom
- Cloakroom/WC
- Gas Central Heating
- Mainly Double Glazed
- 3 Room Studio & External Store
- Gardens
- EPC D

Offers Over £385,000

GROUND FLOOR



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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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, cheesemonger/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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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