






48 West Road  
Newport-on-Tay, DD6 8HP



*A charming semi-detached period style villa with wonderful river views*

 3 Bed    2 Bath    2 Reception

A rare opportunity to purchase this delightful period semi-detached villa with adaptable accommodation spread over three levels and boasting wonderful river views. Part of the villa has a “C” listing and has been tastefully altered by the current owners to provide the current accommodation on the entry level. Practical benefits include gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, dishwasher and Range oven in the kitchen.

The home is entered on the middle floor through the main hallway which has a beautiful stained glass door. On the left you will find the stunning open plan lounge/dining/kitchen which has been altered by the current owners and is the heart of the home. This room boasts a feature fireplace, ornate coving and lovely views out over the river and beyond. On the right hand side of the hall lies a playroom which could be used as a bedroom also and the elegant bathroom which features a freestanding bath and shower cubicle also enjoying the views. A home office completes the accommodation on this floor. Moving to the upper floor there are two good sized double bedrooms and excellent fitted storage. The basement floor comprises a double bedroom with alcove wardrobe and a bathroom with shower over the bath. There is also a large storage room at the rear and a utility store. The basement has its own entrance through a porch and could be used as a self contained apartment.

Externally the property benefits from its own off street parking and turning area which is a luxury in Newport and has a lovely secluded front garden which is laid mainly with lawn and mature plants and shrubs. A patio area is ideal for relaxing and enjoying the sun. At the rear of the villa lies a stone garden and drying area which is perched on the river side making the most of the idyllic location.

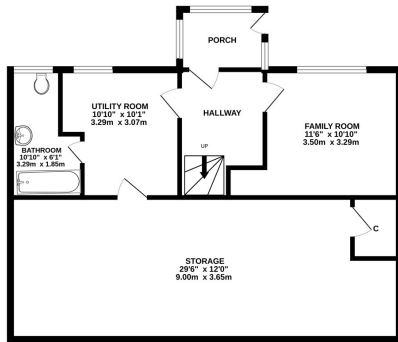
This amazing property and situation can only be fully appreciated by viewing which is highly recommended.

### Features

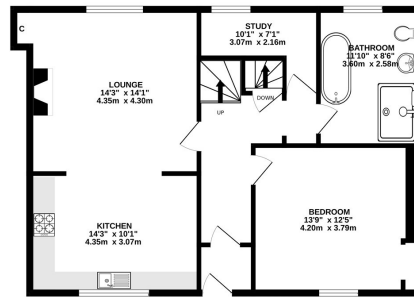
- Vestibule & Hallway
- Open Plan Lounge/Dining/ Kitchen
- Family Room/Bedroom
- 3 Further Bedrooms
- Home Office
- 2 Bathrooms
- Utility Store
- Gas Central Heating
- Driveway
- Gardens
- EPC D

**Offers Over £330,000**

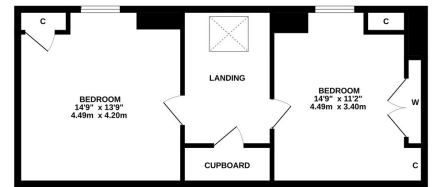
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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