



8 Cupar Road,
Newport-on-Tay, DD6 8DG



Impressive Upper & Attic Apartment in Prime Newport-on-Tay Location

3 Bed 2 Bath 2 Reception

An exceptional opportunity to acquire a spacious and beautifully presented upper and attic apartment, forming part of a charming divided semi-detached villa in the highly desirable coastal town of Newport-on-Tay.

Situated in the heart of the town, this attractive home offers generous family accommodation along with stunning views across the River Tay and beyond. Presented in move-in condition, the property benefits from gas central heating, mixed glazing, and a characterful wood-burning stove that creates a warm focal point within the lounge.

Entry to the property is via the rear, leading into a welcoming vestibule and then into a hallway featuring original flooring and a large storage cupboard. The main level boasts a bright and elegant lounge with a bay window that perfectly frames the lovely river views, complemented by ornate ceiling detailing and the wood-burning stove. The kitchen provides ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. There are three well-proportioned double bedrooms on this level, with the front-facing room also enjoying attractive views. A family bathroom, fitted with a shower over the bath, completes the accommodation downstairs.

A striking spiral staircase leads to the attic level, where a superb and versatile open-plan space is currently used as a sitting area, benefiting from panoramic views. This floor also includes a convenient shower room and excellent eaves storage, offering both practicality and flexibility of use.

Externally, the property benefits from a private rear garden enclosed by a recently replaced fence. The garden is mainly laid to lawn and features a charming chipstone seating area, a barbecue space, and a newly installed garden shed. On-street parking is available on Cupar Road.

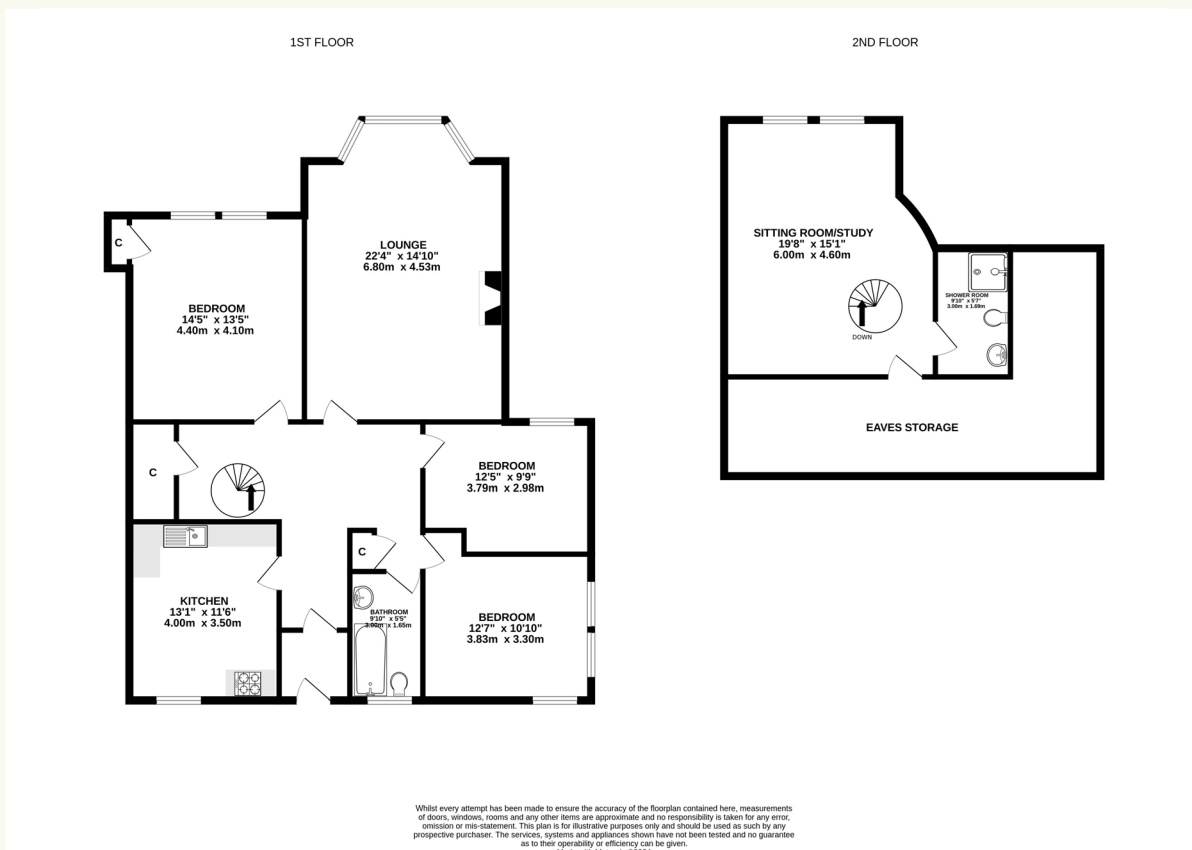
All carpets, floor coverings, blinds, and white goods are included in the sale, while additional furnishings may be available through separate negotiation.

This impressive home can only be fully appreciated by viewing, and early viewing is highly recommended.

Features

- Vestibule & Hallway
- Lounge
- Dining Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Attic Room currently utilised as a sitting area
- Shower Room
- Eaves Storage
- Private Garden
- EPC Rating – D

Offers Over £295,000



Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotsraig and Drumoig with historic St Andrews and the famous Old Course just a fifteen-minute drive. There are regular commuter bus services to the surrounding areas as well as Dundee, St Andrews, Leuchars and Cupar. Dundee lies just over the bridge

and offers all the amenities of a major city with main line railway links to north and south of the country, airport offering flights to London and some other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

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Prospective purchasers are requested to note formal interest with Lindsay's 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.