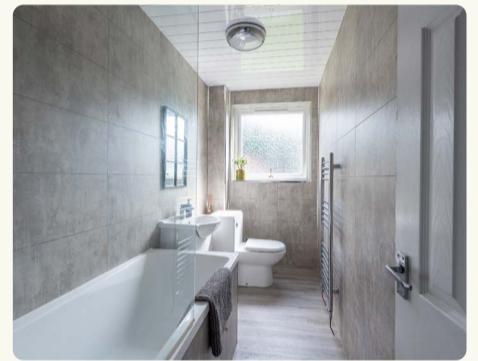







3 Kinbrae Court,
Newport-on-Tay, DD6 8HF



Spacious three-bedroom maisonette in popular residential location

 3 Bed  1 Bath  1 Reception

Lindsays are delighted to present this spacious and well-maintained three-bedroom ground-floor maisonette, ideally situated within a sought-after residential area of Newport. Offered in true move-in condition, the property benefits from gas central heating and double glazing throughout. All floor coverings, light fittings, fitted blinds, and the integrated fridge/freezer are included in the sale, ensuring a smooth and convenient move for the purchaser.

Accessed via a well-kept communal entrance, the property opens into a welcoming hallway with useful storage beneath the stairs. The modern fitted kitchen provides ample worktop and cupboard space and is complemented by a breakfast bar, ideal for everyday dining. The lounge is generously proportioned, tastefully decorated, and offers excellent space for both relaxing and dining, along with additional storage. Patio doors lead directly to the communal gardens, allowing for plenty of natural light.

Upstairs, the primary bedroom is a particularly spacious double and benefits from excellent built-in storage. There are two further bedrooms, both of which also feature built-in storage, making the layout highly practical. Completing the upper level is a contemporary, fully tiled family bathroom fitted with a shower over the bath and a chrome towel rail.

Externally, the property enjoys well-maintained communal grounds, predominantly laid to lawn, with a drying area conveniently located just outside the lounge. On-street parking is available to the front of the property.

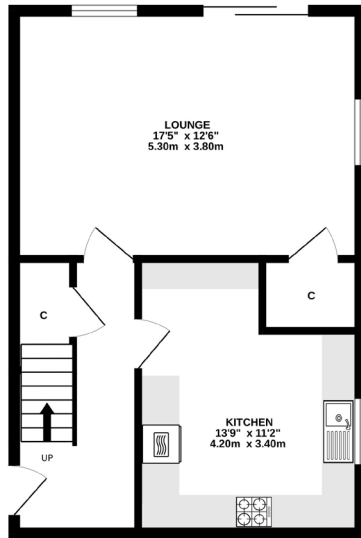
This attractive home will appeal to a wide range of buyers, including first-time purchasers, young families, and professionals, thanks to its spacious accommodation, condition, and convenient setting. Early viewing is strongly recommended to fully appreciate the space and quality on offer.

Features

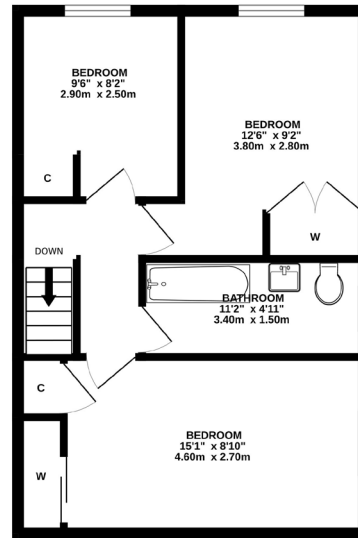
- Hallway
- Kitchen
- Lounge
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Communal Gardens
- EPC Rating – C

Offers Over £110,000

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.
Made with Metropix ©2020



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:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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.