



24 Tay Terrace  
Newport-on-Tay, DD6 8AZ



*An impressive 3 bedroom divided villa with a lovely outlook over the river*

3 Bed   1 Bath   1 Reception

This elegant period style divided villa is situated on an elevated position boasting lovely views over the River Tay and beyond. The property has been tastefully updated by the current owners whilst retaining period features including a stained glass window, ornate coving and feature fireplace. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher and freestanding washing machine in the kitchen.

On entry you are met with an impressive reception hallway laid with en trend herringbone luxury vinyl flooring and boasting an original wooden stairway to the upper floor.

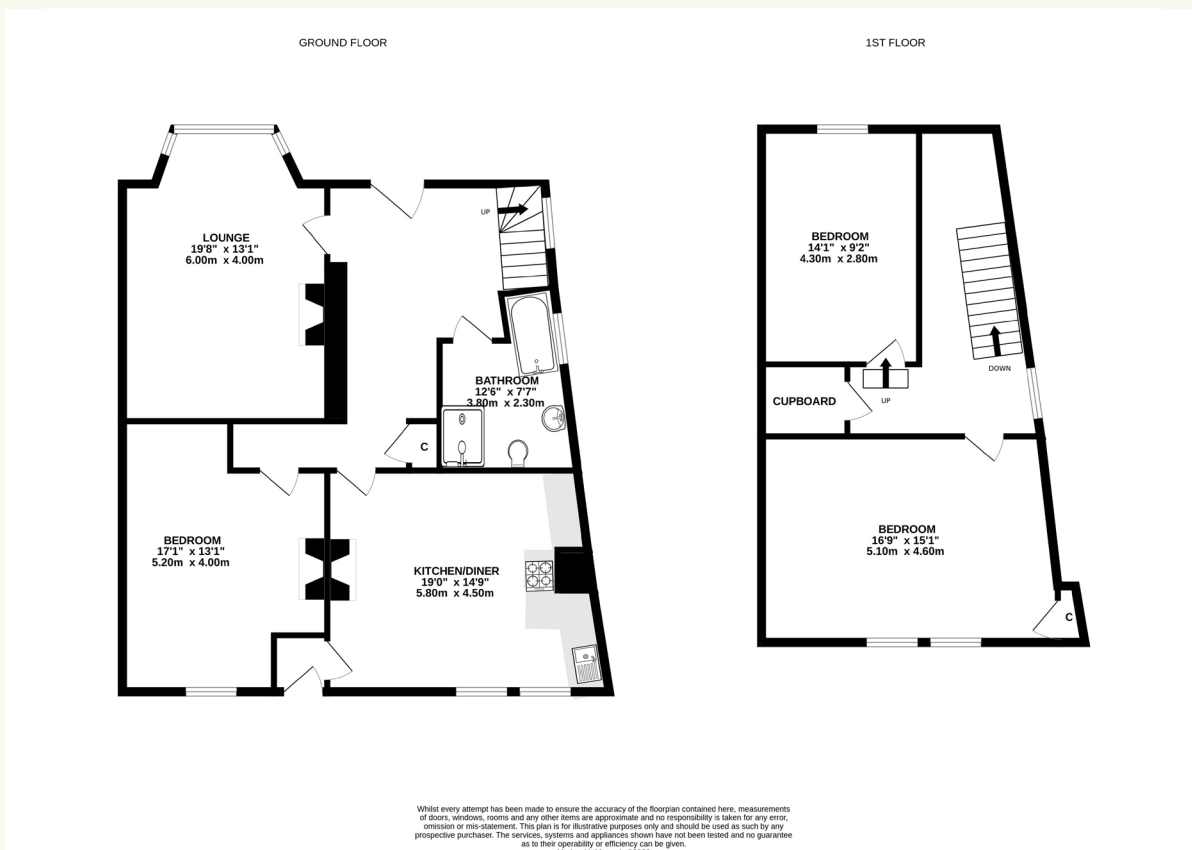
On the ground floor lies a generous lounge featuring a gas fireplace and bay window offering an exceptional outlook of the river. The spacious dining kitchen has ample floor and wall units and cosy open fireplace making this the hub of the home. The luxurious bathroom with double ended jacuzzi bath, underfloor heating and large shower area, and a conveniently located double bedroom complete the ground floor.

Moving to the upper floor you will find the delightful principal bedroom, further double bedroom, and excellent storage space. Outside is an easy to maintain lawned garden and seating area offering the impressive river view. To the rear there is access to a large storeroom, coal shed and bunker. Ample parking is available on Tay Terrace.

**Features**

- Hallway
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- 3 Double Bedrooms
- Beautiful Views
- Double Glazing
- Gas Central Heating
- Front Garden
- EPC Rate: E

**Offers Over £325,000**



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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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.