




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

Greenacres, 34 Cupar Road

NEWPORT-ON-TAY, DD6 8DF

The Location

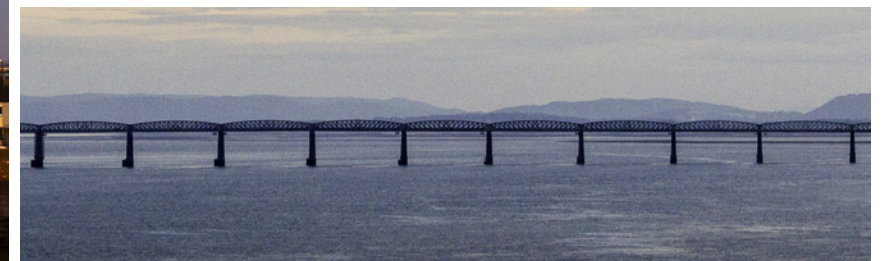
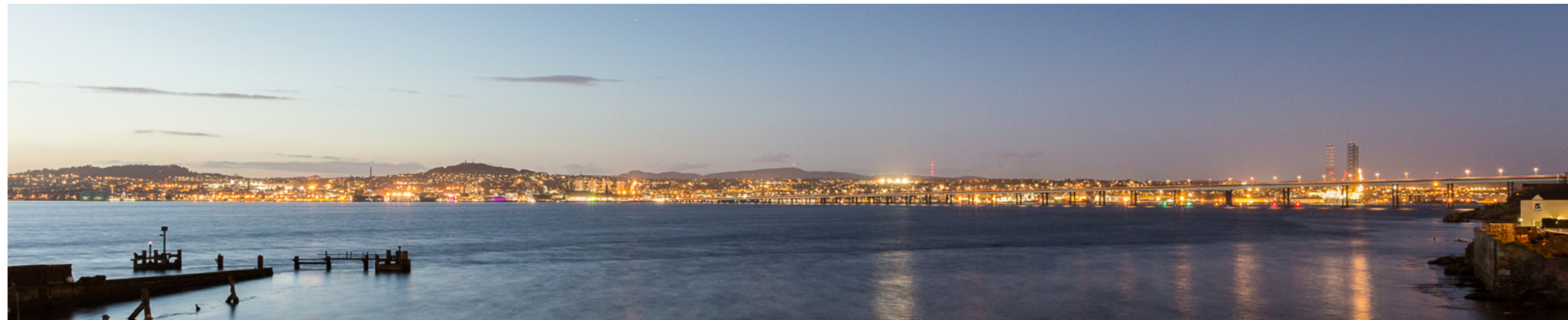
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Newport-on-Tay, a small residential town in North East Fife, is an attractive rural area with rolling countryside.

The city of Dundee is located across the water, accessible via the Tay Road Bridge, which spans the estuary of the River Tay between Dundee and Newport-on-Tay. The northern exit leads traffic directly into the centre of Dundee.

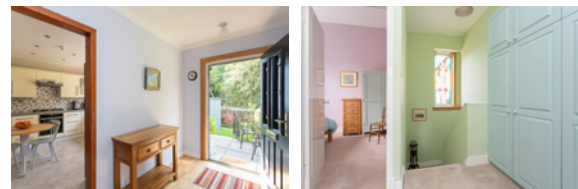
The residents of Newport-on-Tay benefit from a good range of essential local facilities, including a health centre, sports centre, a post office and a good selection of shops. For cultural opportunities and more extensive shopping expeditions, the city of Dundee is a short drive or bus journey from the town centre. The local area is popular for sailing, fishing and golf, with the world famous golf courses of St Andrews are within easy reach.

For the commuter wishing to use road or rail, the town is close to the M90 motorway off junction 8. The nearest mainline railway stations of Dundee and Leuchars provide rail links throughout the country, including Aberdeen, Edinburgh, Glasgow and London, and Dundee Airport.



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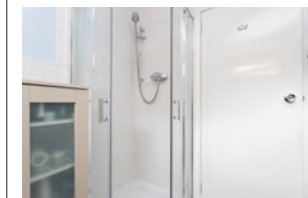
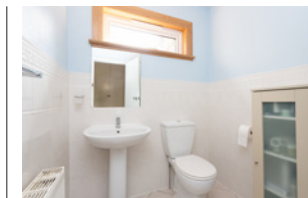


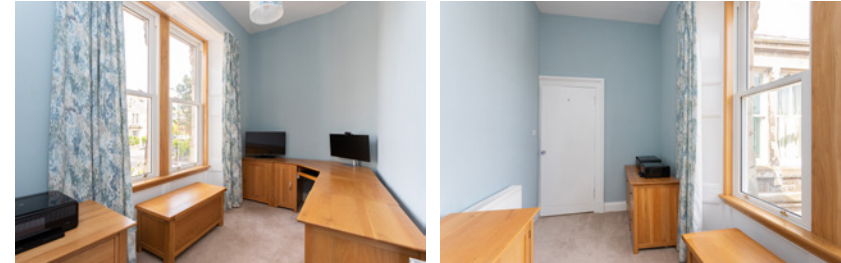
McEwan Fraser Legal is delighted to take to the market this handsome semi-detached, Victorian Villa. Elegant proportions and a cheerful colour palette ensure a warm and welcoming home filled with character. This elegantly proportioned home forms part of a divided villa and enjoys a private garden to the front with a wonderful outlook.

The house offers two main public rooms, the kitchen-diner, and a shower room on the ground floor and on the first floor are three bedrooms and the family bathroom. Storage has been built-in to a high standard and adds to the benefit of family living.

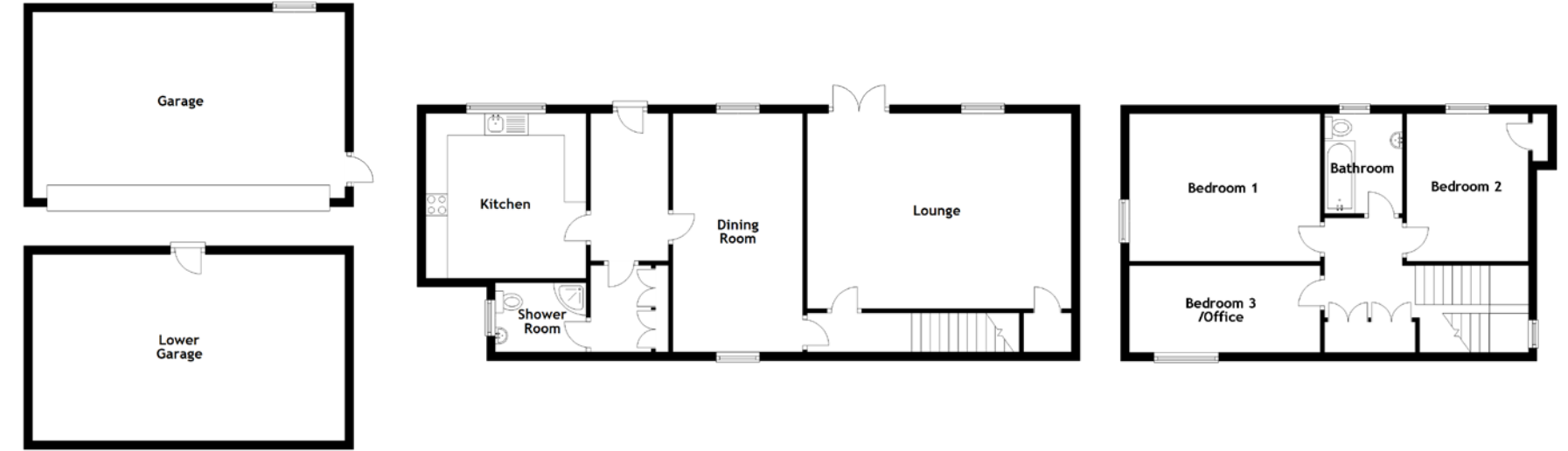
The lounge is spacious with French doors to the gardens and a feature fireplace as a focal point. An exquisite oval-shaped stained glass window sits to the side of the fireplace. The dining room sits between the kitchen and the lounge and this public space can be used for many purposes including a formal dining room, a home office, or a sitting room, the choice is yours. The dining kitchen is modern and includes plumbing for a washing machine and a dishwasher.

Externally, a good size garden to the front of this home offers entertaining space with two patios and lawn area and shrub beds. The double garage offers a powered door, EV charging point and plenty of off-road parking. On the lower level of the garage is a full-height shed or store and our client has turned an additional shed into a workshop, all with electricity and therefore, the potential to convert to a home office or garden bar etc. Overall this home offers excellent living space. On-street parking is plentiful.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 4.50m (14'9")
Dining Room	5.50m (18'1") x 3.00m (9'10")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Shower Room	2.10m (6'11") x 1.60m (5'3")
Bedroom 1	4.40m (14'5") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3/Office	4.40m (14'5") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 1.80m (5'11")
Garage	7.20m (23'7") x 4.30m (14'1")
Lower Garage	7.20m (23'7") x 4.30m (14'1")

Gross internal floor area (m²): 128m² | EPC Rating: D





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Part
Exchange
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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer