




McEwan Fraser Legal
Solicitors & Estate Agents
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West Downiemount
44 ALBERT STREET, TAYPORT, FIFE, DD6 9AT



THE LOCATION TAYPORT

Tayport provides many local amenities including a primary school, shops and pubs. It also boasts a wide range of leisure/sports facilities such as golf and sailing at the harbour/ shore area. Tayport is conveniently situated for commuting to Dundee and is well served by regular bus services.

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.





THE PROPERTY

WEST DOWNIEMOUNT, 44 ALBERT STREET

West Downiemount is a beautiful Victorian family home in a prominent position which is in truly walk-in condition.

The property is accessed via the side entrance into a lovely conservatory which in turn leads through to a bright, spacious reception hall; both areas are floored throughout. A beautiful staircase with decorative bannisters, leads up to the upper floors. This home has retained most of its period features including large windows with beautiful cornicing, flooring and panel doors.

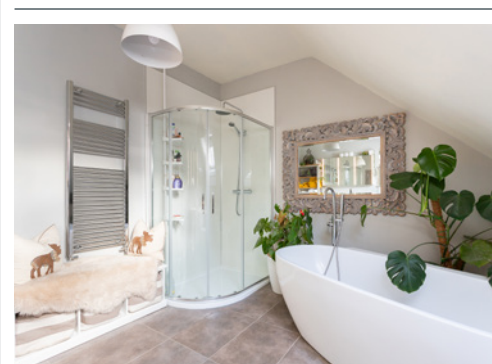
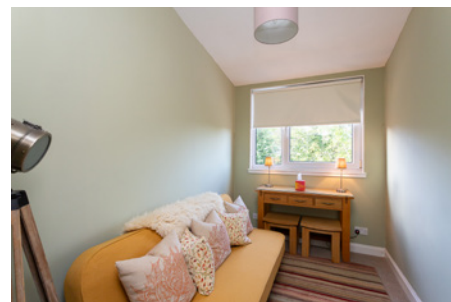
On the ground floor, the dining room is filled with light from the large north-facing window. This room could easily accommodate gatherings of family and friends for more formal dining. The north-facing main lounge has an open fire. The kitchen has a wealth of floor units with a bespoke island. The large utility room/ boot room with doors leading out to the

rear gardens. Also on this level is a WC and wash-hand basin.

Taking the staircase to the first floor, there are five good-sized bedrooms, lacking no shortage of space for free-standing furniture. As with the lounge below, the master bedroom has delightful panoramic views across to Tayside. There is a large four-piece family bathroom on this floor. Journey to the top level where you will discover a Cupola with beautiful views over Tayside.

There are well-maintained garden grounds to the front and rear of the property with more than ample parking along with ample outhouses. The beautiful secluded back garden affords peace, privacy and security for children and family pets. A large decking area offers the perfect location for entertaining on those summer evenings. Viewing is highly recommended to appreciate the accommodation on offer.





THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.50m (14'9")
Kitchen	5.10m (16'9") x 4.70m (15'5")
Dining Room	4.50m (14'9") x 3.60m (11'10")
Utility/Boot Room	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.80m (15'9") x 4.50m (14'9")
Bedroom 2	3.90m (12'9") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 2.40m (7'10")
Bedroom 4	3.60m (11'10") x 2.10m (6'11")
Bedroom 5	4.80m (15'9") x 2.00m (6'7")
Bathroom	4.00m (13'1") x 3.60m (11'10")

Gross internal floor area (m²): 213m²
EPC Rating: E

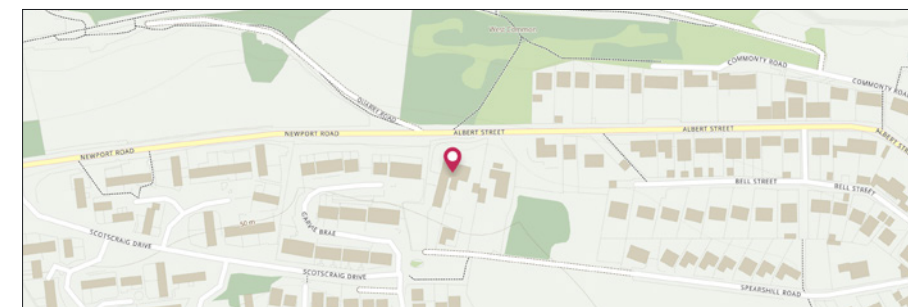
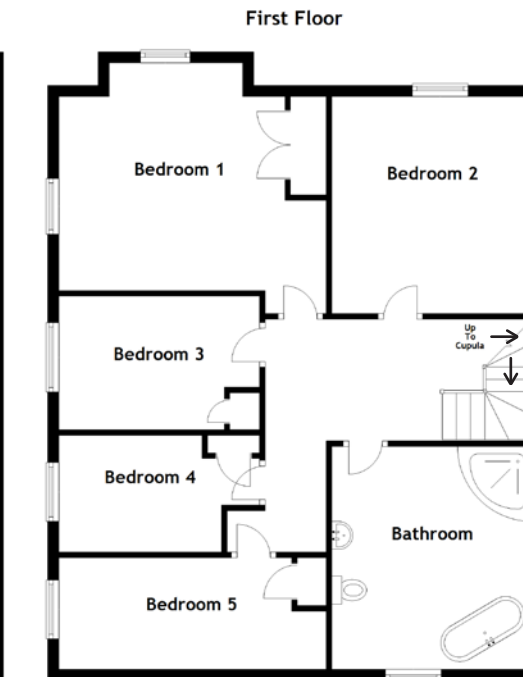
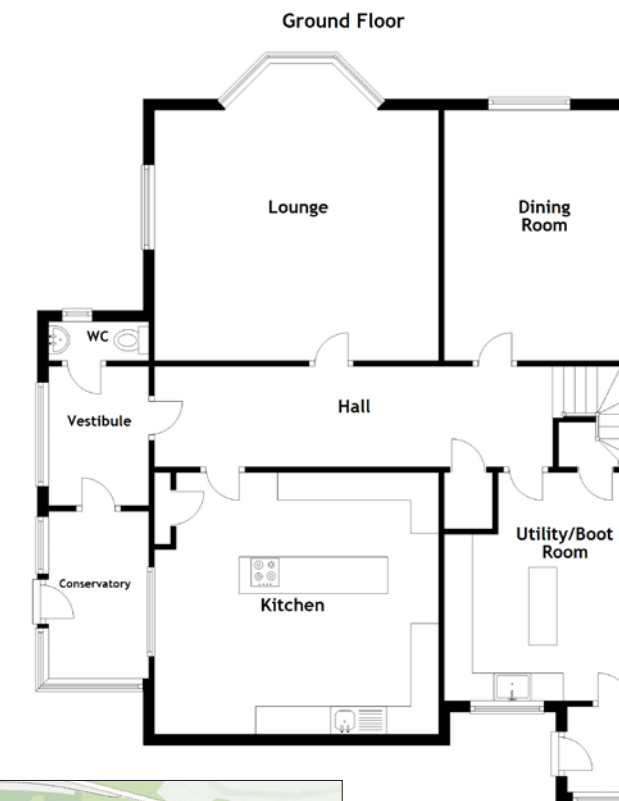


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Directions (to rear car park): At the top of Spearhill Road continue onto a shared private gravel track. West Downiemoat is situated at the end of the track (third driveway on the right-hand side).

Extras (Included in the sale): Floor coverings and blinds in addition to integral appliances.




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