



*BRIGHT TAYPORT COTTAGE WITH LOUNGE/  
DINER, MULTIFUEL STOVE, MODERN  
KITCHEN AND 3 BEDROOMS*



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Tayport Mid-Terraced Cottage with Garden & Multifuel Stove  
Bright, Immaculate Coastal Cottage Perfectly Positioned for Village Living

Properties offering versatile accommodation in a charming coastal village are highly sought after. This mid-terraced home combines bright, welcoming interiors, flexible living spaces and a rear garden, making it ideal for families or anyone looking for a coastal village lifestyle with convenient amenities.



### Key Features

- Mid-terraced cottage with flexible accommodation
- Ground floor lounge/diner with multifuel stove
- Kitchen with ample storage and direct access to the garden
- Ground floor bedroom three / sitting room
- Two good-sized first-floor bedrooms with built-in storage
- Modern, stylish bathroom
- Rear garden with patio, lawn and shed
- Bright, immaculately presented throughout
- Plenty of on-street parking
- Coastal village location with strong local amenities



This cottage is designed for comfortable and practical living. The lounge/diner is bright and welcoming, centred around a multifuel stove, creating a cosy focal point. The kitchen offers generous storage and opens directly onto the rear garden, connecting indoor and outdoor living.





The ground floor third bedroom or sitting room provides flexible use as a home office, guest bedroom or playroom. The two first-floor bedrooms are well-proportioned with storage, while the modern bathroom completes the accommodation.





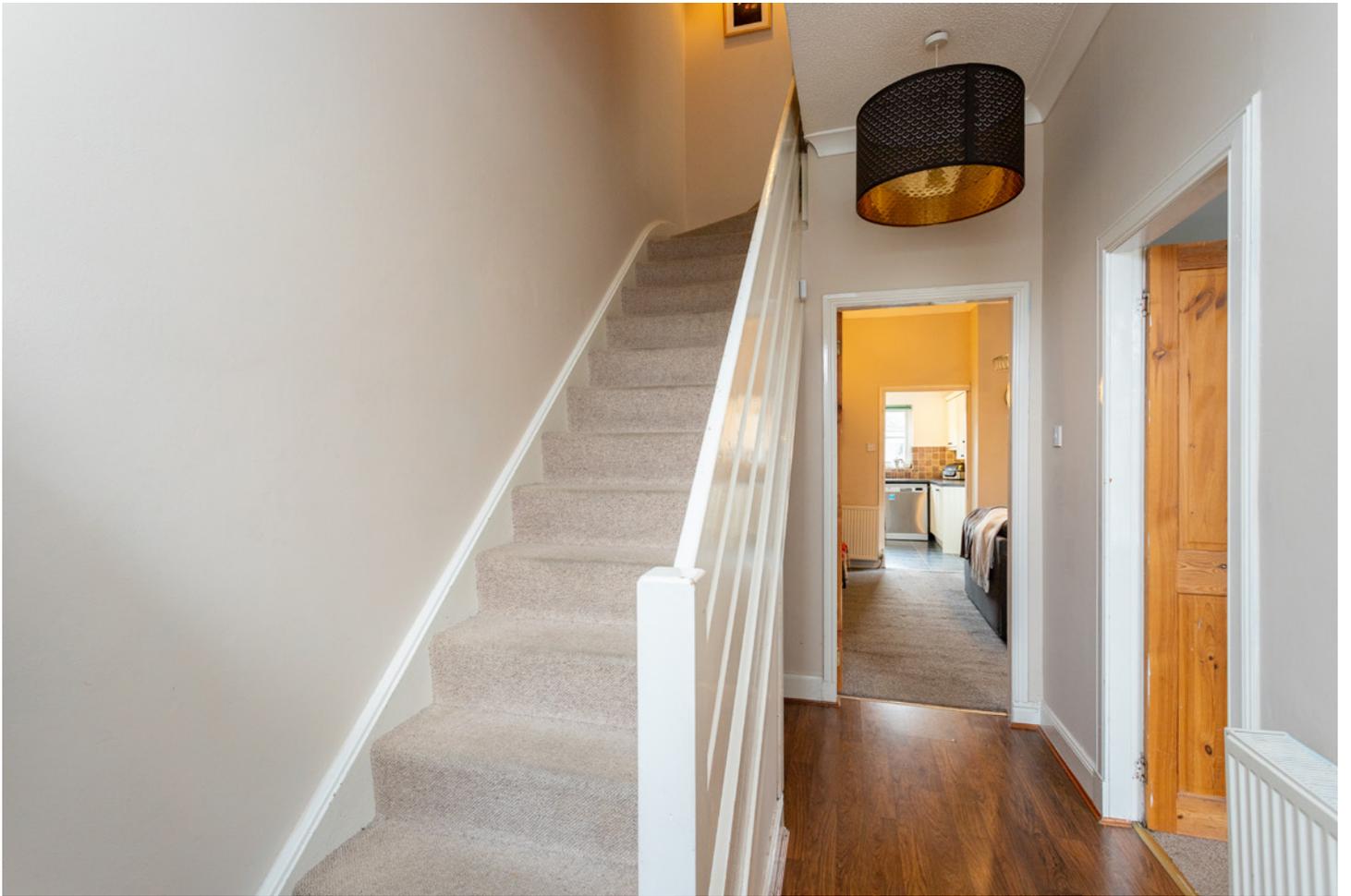
**Bedroom 1**

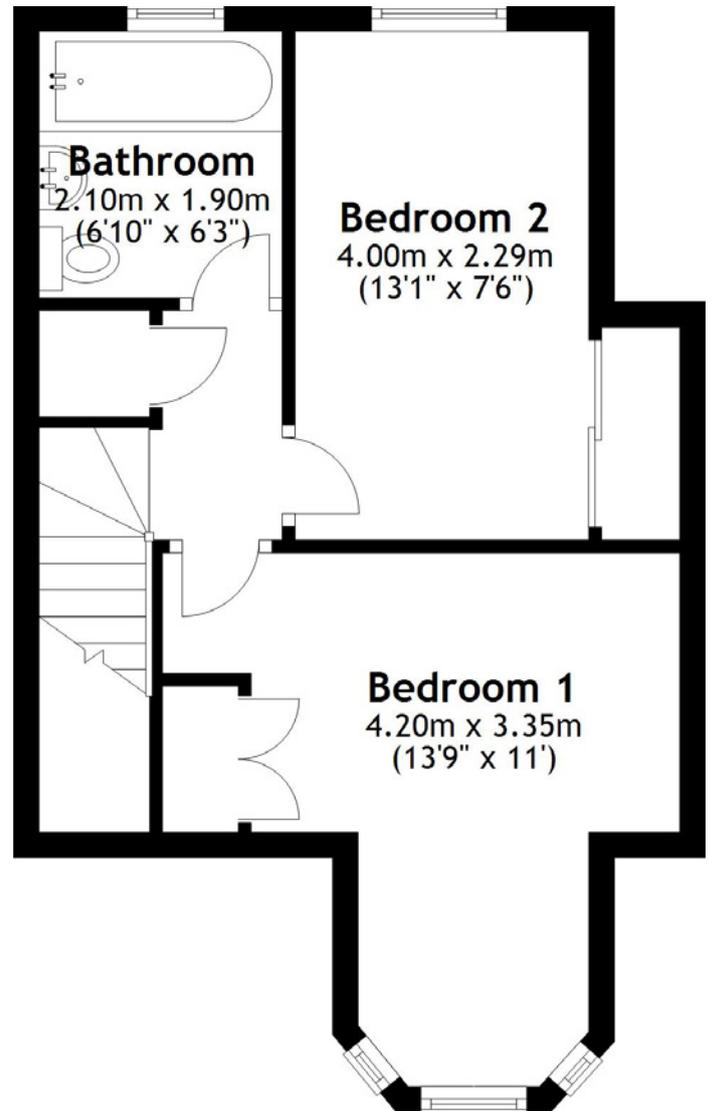
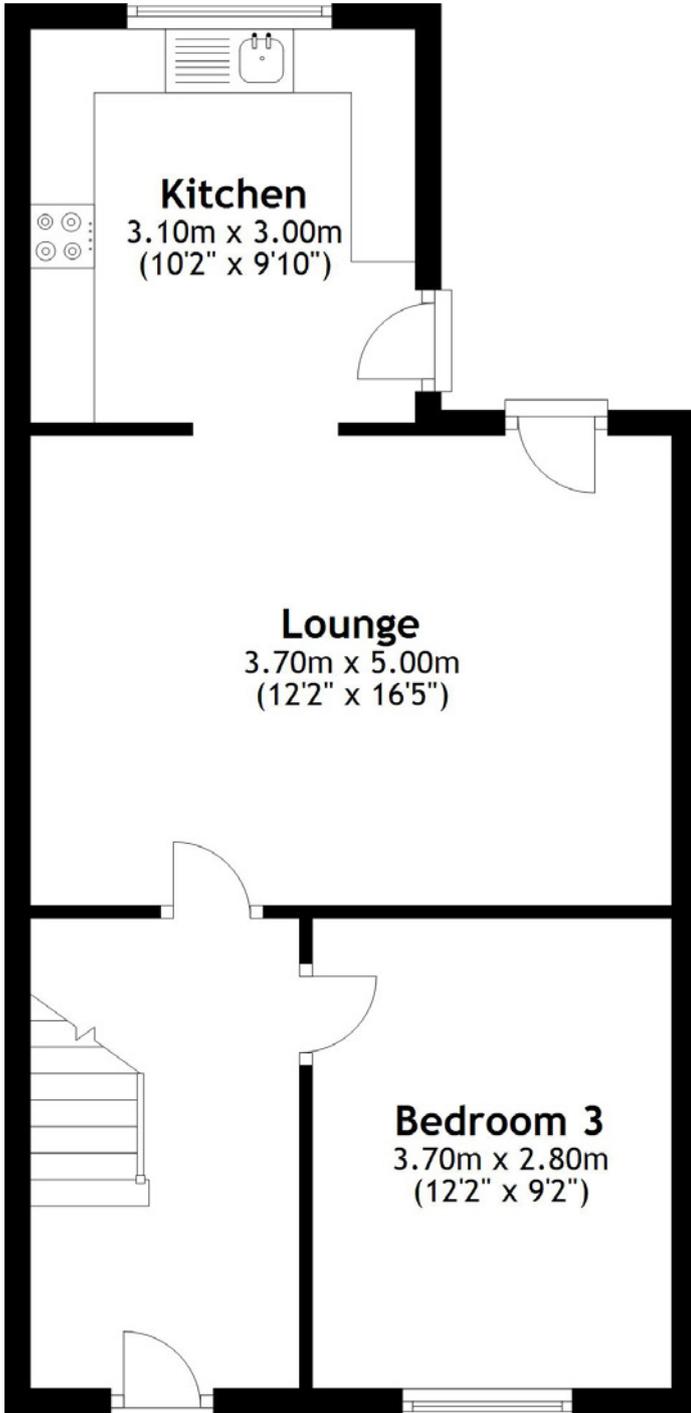




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>

EPC Rating: D

Externally, the property benefits from a rear garden with patio, lawn and shed, perfect for relaxing, gardening, or family activities. On-street parking is readily available, providing practical options for residents and visitors.

Cottages offering flexible accommodation, bright interiors and private outdoor space in Tayport's coastal village are consistently in demand. Early viewing is strongly recommended to fully appreciate the combination of lifestyle, space and location that this home offers.





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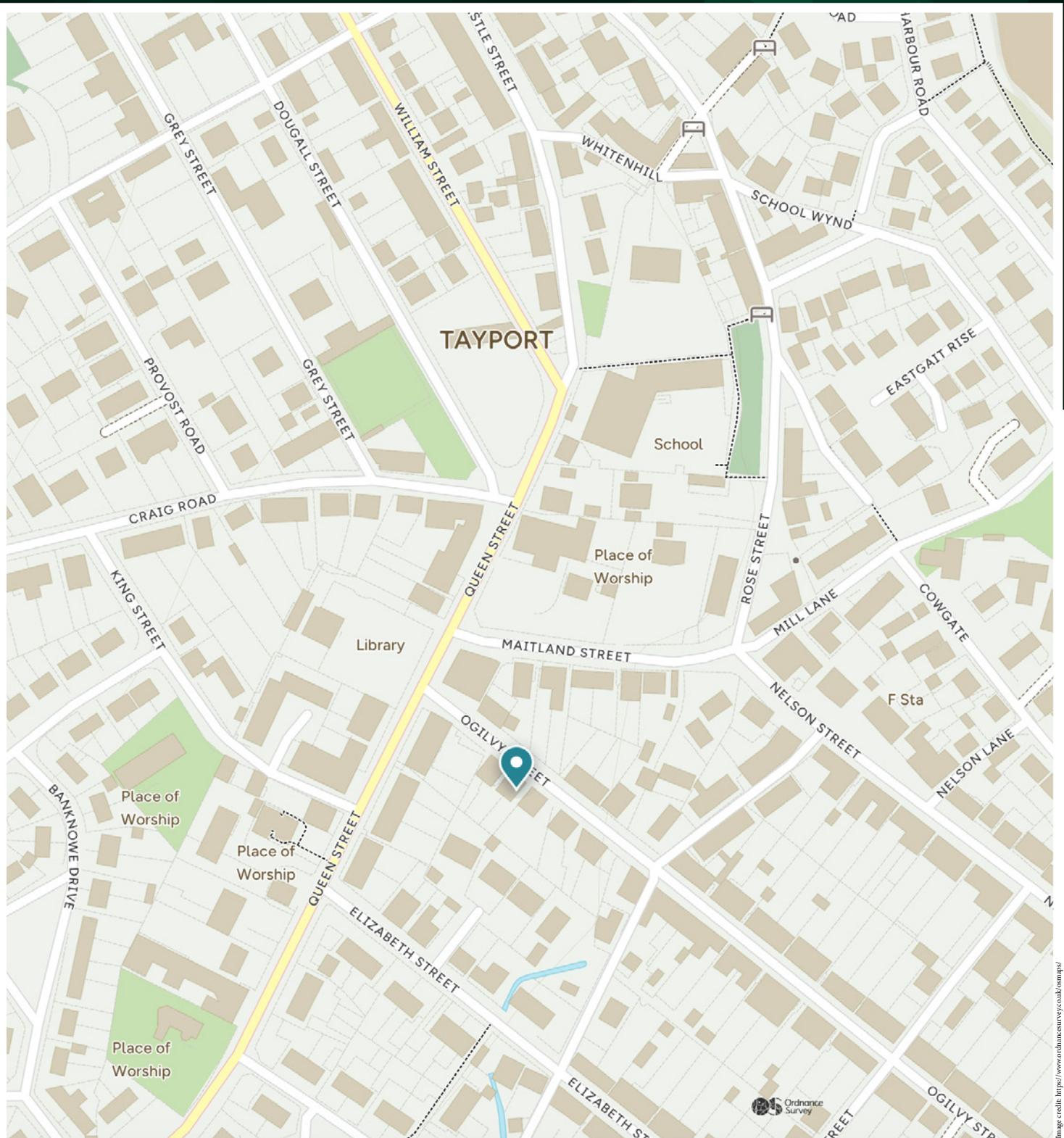
Situated in the coastal village of Tayport, the property combines seaside charm with excellent local amenities. Families benefit from catchment for Tayport Primary School and St Andrew's RC Primary, with secondary schooling at Madras College, St Andrews, providing strong educational options.

Local shops, cafés, and essential services are within walking distance, while larger retail provision is available in nearby Dundee, just across the Tay Road Bridge. Healthcare is served by Tayport Medical Practice, with Arbroath Infirmary accessible by car.

Transport links are strong, with the A92 connecting to Dundee and surrounding areas, and local bus services offering convenient routes into the town centre and nearby villages.

This location combines coastal living, schooling, and everyday convenience, making it highly desirable for buyers seeking village life by the sea.

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