




McEwan Fraser Legal

Solicitors & Estate Agents

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27 Maryknowe

GAULDRY, NEWPORT-ON-TAY, DD6 8SL

Gauldry

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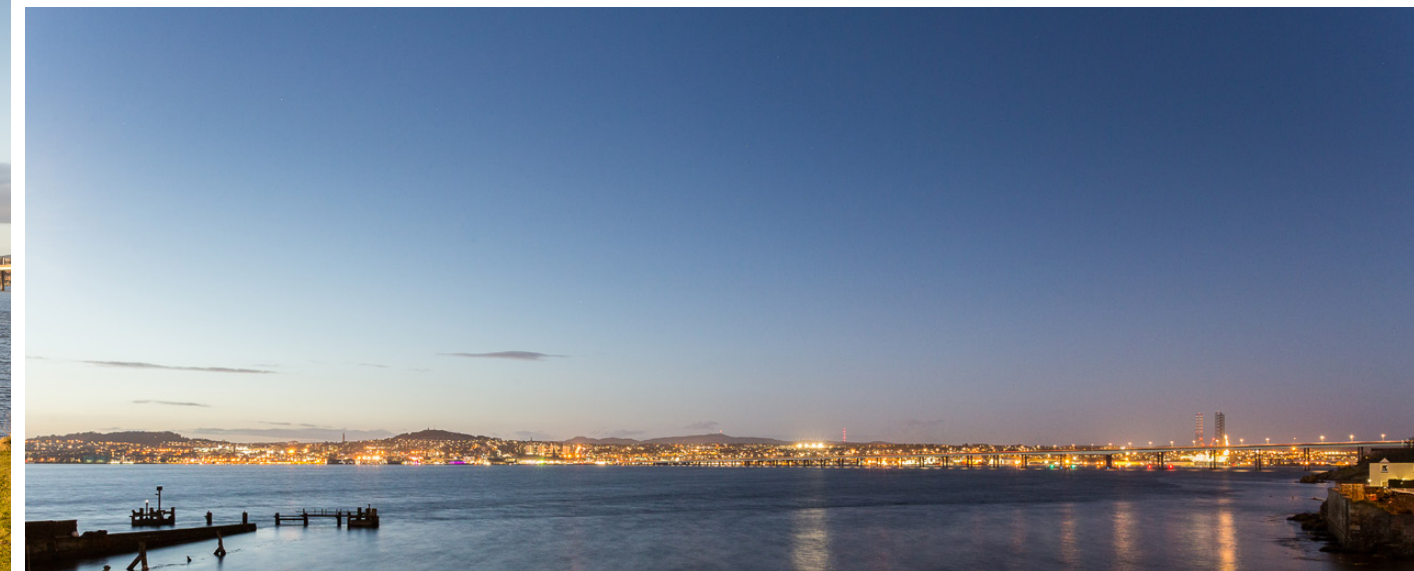
Maryknowe sits comfortably in the popular village of Gauldry within comfortable commuting distance of Dundee City and St Andrews. This charming village provides a rural lifestyle with the major city of Dundee and north Fife towns within easy access including mainline railway stations and Dundee Airport.

The village itself has a primary school, community hall, church and public house. Nearby 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 using 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.

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, a leading teaching Hospital, and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.



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Part exchange is available. This delightful three bedroom semi-detached bungalow sits privately behind mature hedging in a calm cul-de-sac and is ready to move into.

This home offers flexible accommodation with the addition of a large detached garage in the gardens. The lounge is set to the front of the house with a carpeted floor for luxurious comfort and a large window to let in maximum natural light. The kitchen provides an array of units at both floor and wall level with integrated gas hob, electric oven and dishwasher. Plenty of room here for a table and chairs and a back door opens to the garden. Off the kitchen is a room currently utilised as a playroom. This flexible accommodation could be a family room, dining room or indeed, bedroom three. The family bathroom offers a three-piece white suite with a "P" shape bath and glazed screen along with an over bath shower. Modern wet wall ensures a clean finish. Upstairs, there are a further two bedrooms, both with fitted wardrobes.

The property also benefits from ample storage cupboards, a combi boiler and a partially floored attic.

The drive provides parking for several cars and there is a tandem garage with power and light. The rear garden, with a summerhouse, is secluded and enclosed providing a safe place for children.

Ready to move right into, this home is sure to be popular.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	4.20m (13'9") x 2.90m (9'6")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Garage	7.90m (25'11") x 3.00m (9'10")

Gross internal floor area (m²): 79m²

EPC Rating: D

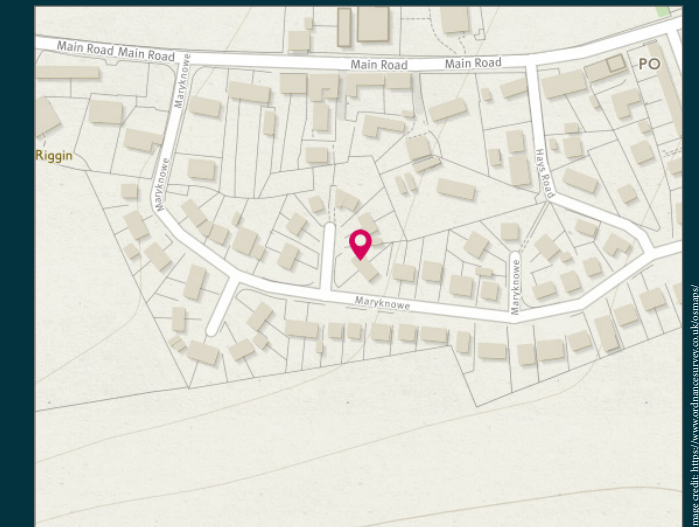


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Part
Exchange
Available

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

