

28A High Street

NEWPORT-ON-TAY, DD6 8AD



SPACIOUS TWO BEDROOM PROPERTY WITH
VIEWS OF THE TAY RAIL BRIDGE



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Simply stunning! The view of the Tay and rail bridge from the lounge window, the elegant proportions of the rooms, the colour combinations of the décor. This is a first floor, own door, flat with features galore. The lounge has arched windows, a feature fireplace, cornice and ceiling rose as well as stripped pine floorboards. Constructed during the late 1800's, the proportions are elegant and the room is bright with natural daylight. Views from the window will change with the weather, you will not tire watching. Two good size double bedrooms, one to the front and one to the rear of the property. A family bathroom offers a bath with a shower and a sink. There is an additional guest cloakroom with a toilet close to the front door. The kitchen is modern and offers ample units at floor and wall height with contrasting work surfaces and backsplash. There is plenty of room here for a small table and chairs and an additional walk-in pantry or home office space just completes the picture.

Externally, there is on-street parking, a small landing to sit and enjoy a coffee and on the lower level, there is a store for bikes etc with a small communal area. A lane on the lower level takes you to the street with cafes, yoga classes, vets, and a myriad of small, individual shops. What is not to like?

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The Lounge



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Bedroom 1

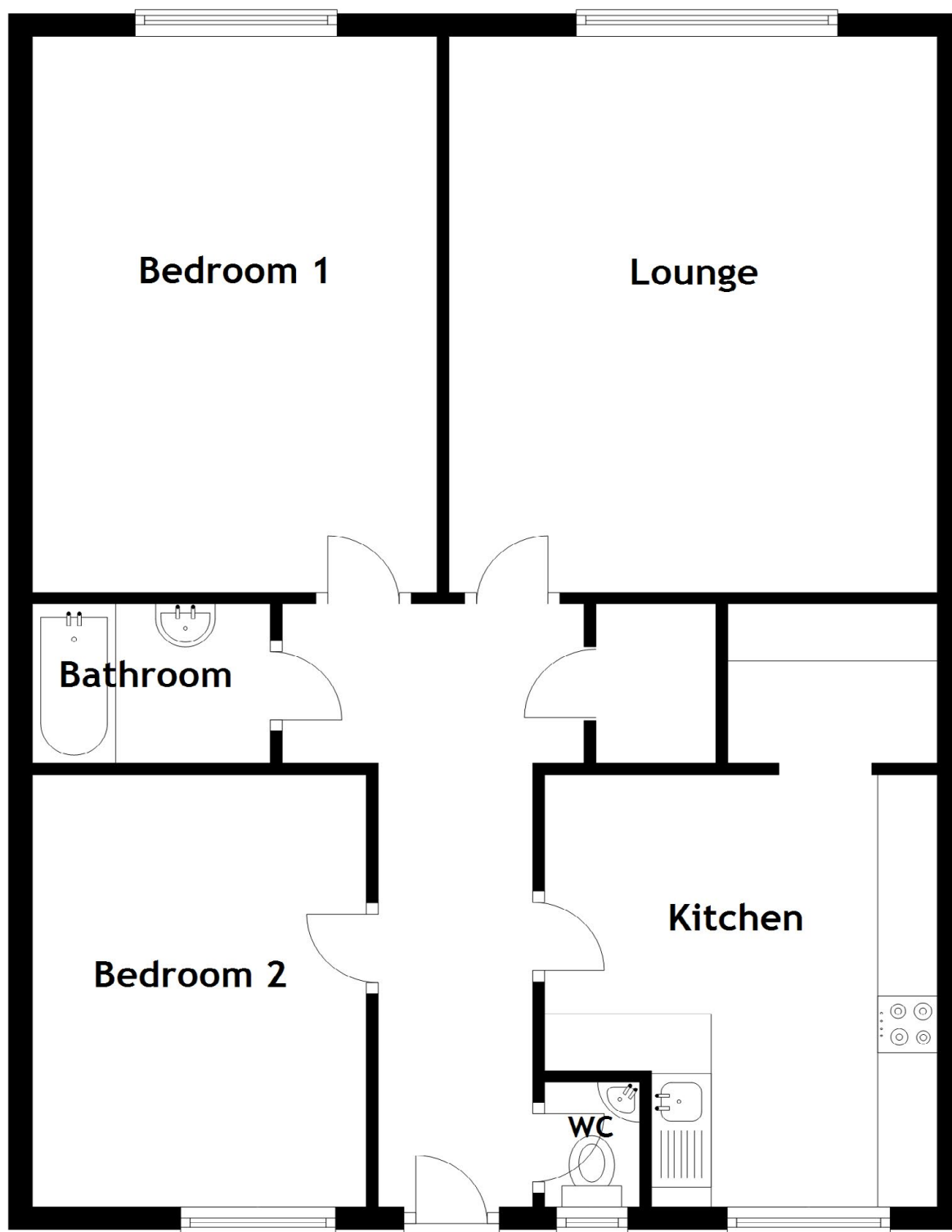




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 4.10m (13'5")	WC	1.10m (3'7") x 0.80m (2'7")
Kitchen	3.80m (12'6") x 3.00m (9'10")	Gross internal floor area (m ²): 77m ² EPC Rating: E	
Bedroom 1	4.90m (16'1") x 3.40m (11'2")		
Bedroom 2	3.80m (12'6") x 2.80m (9'2")		
Bathroom	2.00m (6'7") x 1.40m (4'7")		

LOUNGE VIEW

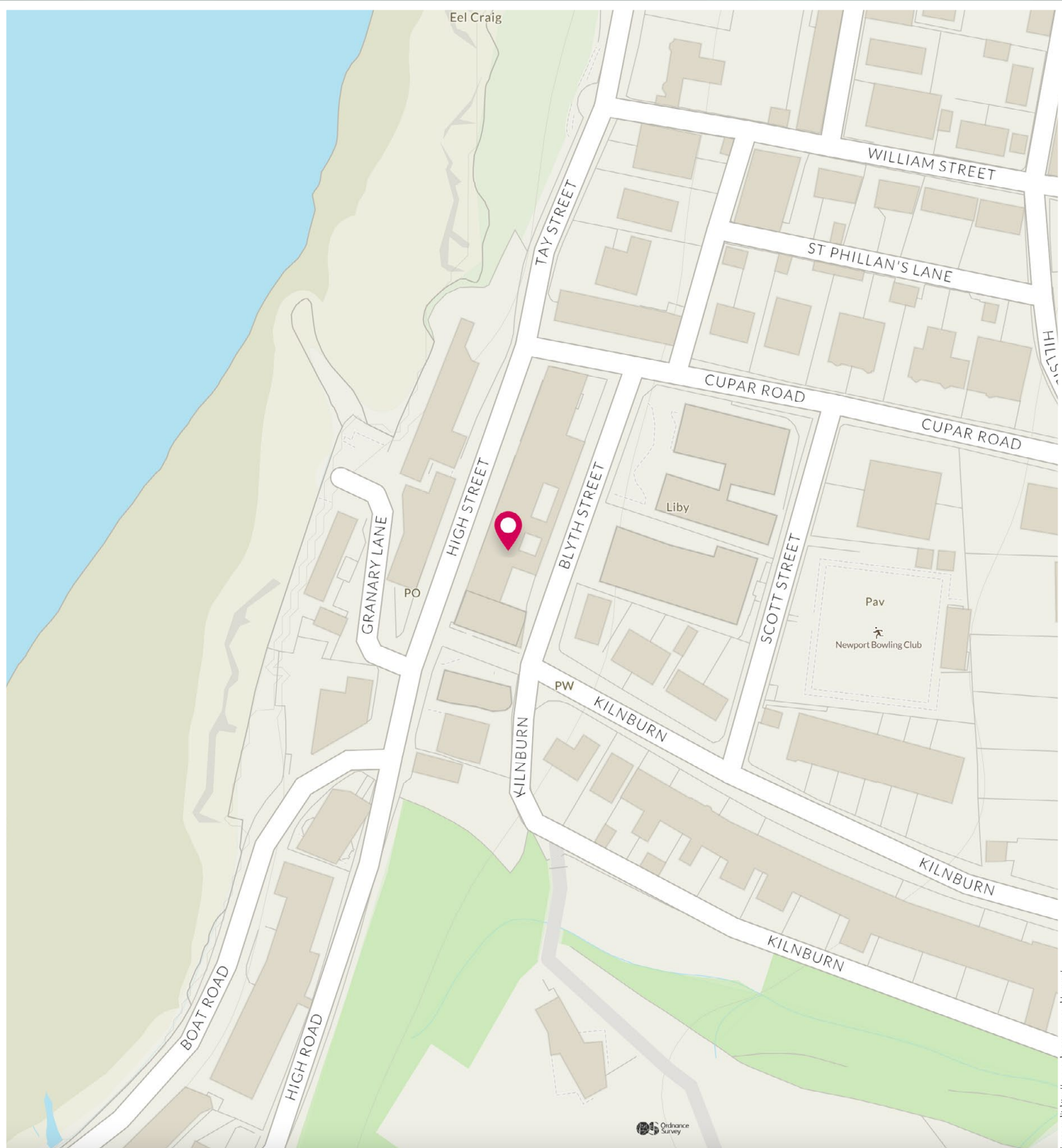




Newport-on-Tay, a small residential town in North East Fife, just across the Tay from Dundee, is an attractive waterfront town with a myriad of independent shops and cafes. The new Victoria and Albert Museum sits opposite on the North bank of the River Tay.

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 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, London, and Dundee Airport.



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