





THE LOCATION

Tayport is a small town with a harbour on the south side of the River Tay, located on the north-east tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. It has evolved largely as a pleasant dormitory village for Scotland's fourth city. Situated on the Fife Coastal Path, it overlooks the River Tay across to Broughty Ferry. Tentsmuir Nature Reserve is nearby and perfect for outdoor lovers, and somewhere you can spend the whole day. If you're a golfer, why not play a round at Scotsraig Golf Course, which is the 13th oldest golf club in the world! Or enjoy a tour at one of Fife's newest craft distilleries -Tayport Distillery - who make flavoured gin, vodka and eau de vie. Cross the Tay Bridge and you'll find yourself in Dundee, home to the amazing V&A Dundee.

This charming town provides a coastal lifestyle with the major city of Dundee and North Fife towns within easy access including mainline railway stations and Dundee Airport. 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 Fife. The Northern exit leads traffic directly into the centre of Dundee. The residents of Tayport benefit from a good range of essential local facilities. 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. A short drive over the Taybridge to Dundee, Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure and sporting facilities such as golf and sailing at the harbour/ shore area. Tayport is conveniently situated for commuting to Dundee and St. Andrews, and is well served by regular bus services.

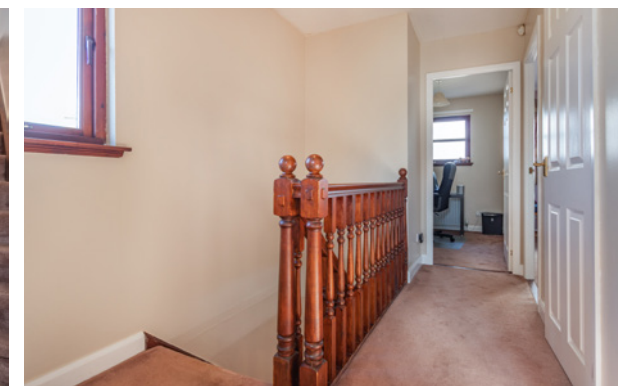
7 GREENSIDE PLACE

Part Exchange is available. We think you will love this beautifully presented, three-bedroom detached villa.

The dining kitchen offers a breakfast peninsula along with space for a table. The bathroom is sleek and modern and the spacious lounge is softly decorated in neutral colours with front-facing windows flooding the room with natural daylight.

On the first floor, the three bedrooms each have built-in storage. The bathroom is sharp and crisp with a bath for soaking in.

A drive to the side of the house provides off road parking for several cars and there is a neat lawn to the front and back. The rear garden is bounded by wooden fencing and contains a mix of grass and shrub beds. Ready to walk straight into, your new home awaits.

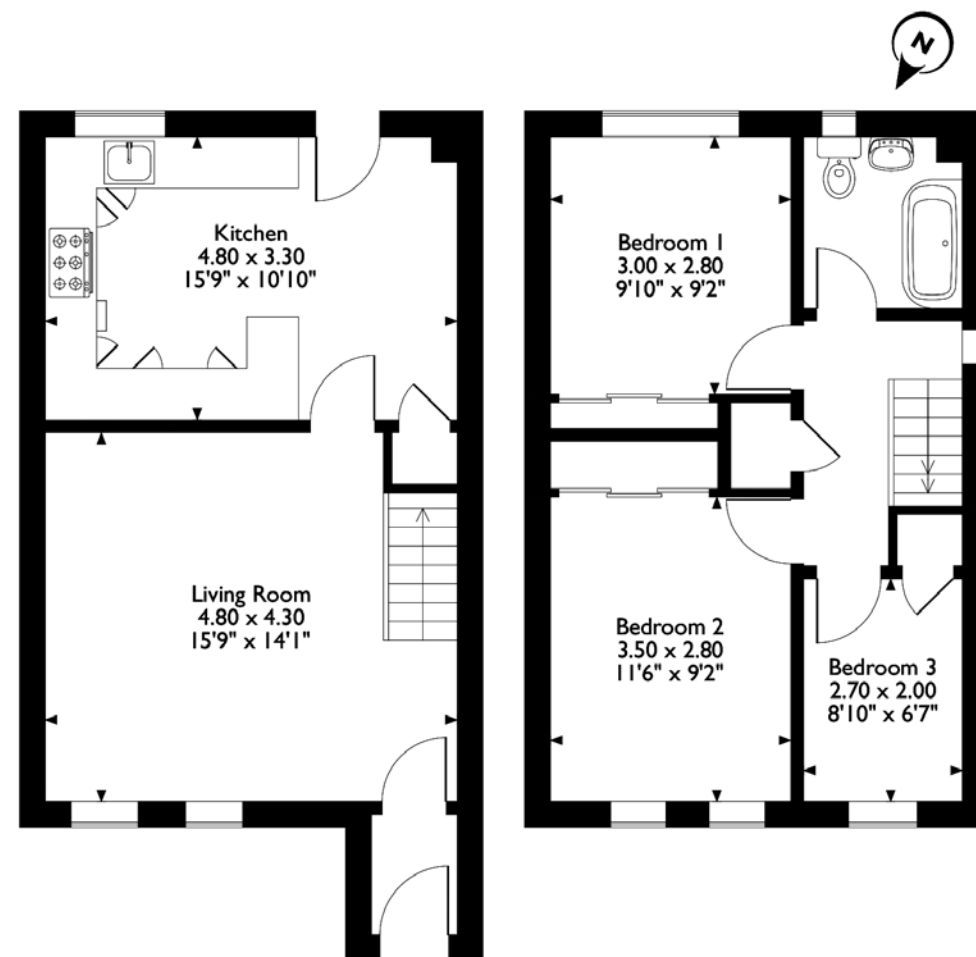




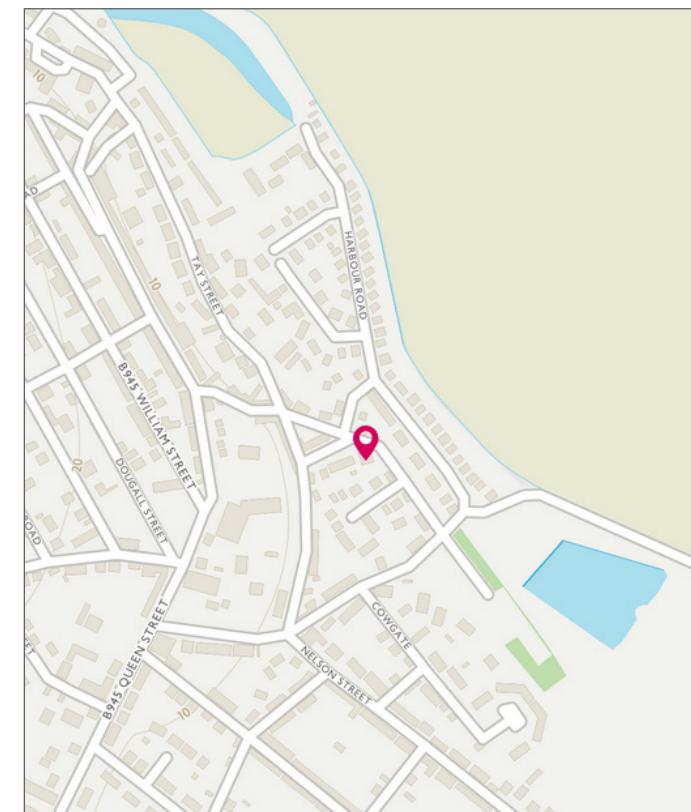




SPECIFICATIONS & DETAILS



Gross internal floor area (m²): 77m² | EPC Rating: C



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Layout graphics and design
ALLY CLARK
Designer