

# 42 King Street

NEWPORT-ON-TAY, DD6 8BE



*Beautifully presented two bedroom ground floor apartment in a desirable area*



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42 King street is a very attractive two-bedroom apartment, centrally located in a well sought after residential area of Newport on Tay within walking distance to The town centre. It has been updated to a good standard and would make an excellent purchase for first-time buyers or Buy-To-Let investors. The property is well presented throughout with contemporary decorative features.

# THE KITCHEN/DINER



The accommodation comprises an entrance hallway, with new front door, that leads to the newly installed, bright, well-equipped, open-plan kitchen/diner including a new sink, extractor fan, integrated oven, and fridge.

There are two spacious double bedrooms, one with built-in storage located to the front of the property, while the second is currently used as a lounge. Off the hallway is also a brand new three-piece bathroom with a power shower over the bath, as well as a handy storage cupboard.

# BEDROOM 1





# BEDROOM 2/LOUNGE





# THE BATHROOM





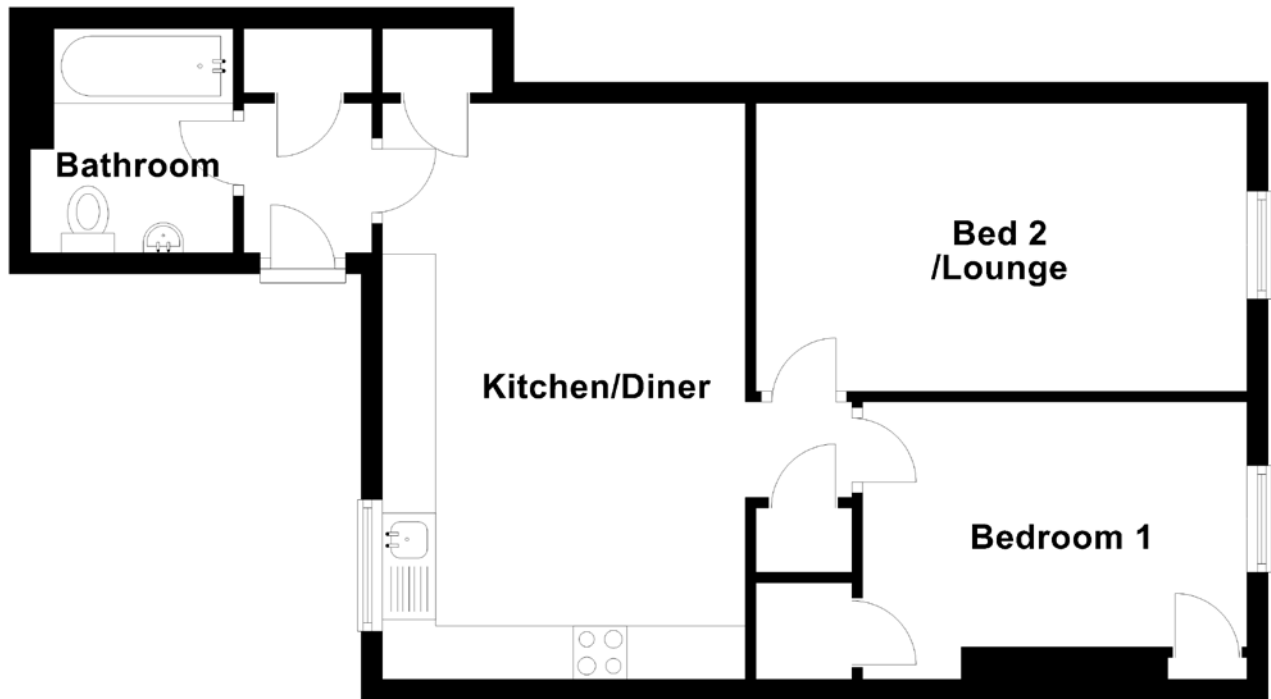
The property also benefits from gas central heating and double glazing. The 3 year old Worcester Bosh boiler has a maintained and serviced 7 year warranty, and all the radiators have been newly installed in the last 3 years. There is on-street parking to the flat and ample visitors parking. There are attractive, well-kept gardens, surrounding the property to the rear with a large garden shed. Viewing is highly recommended to appreciate the accommodation on offer.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

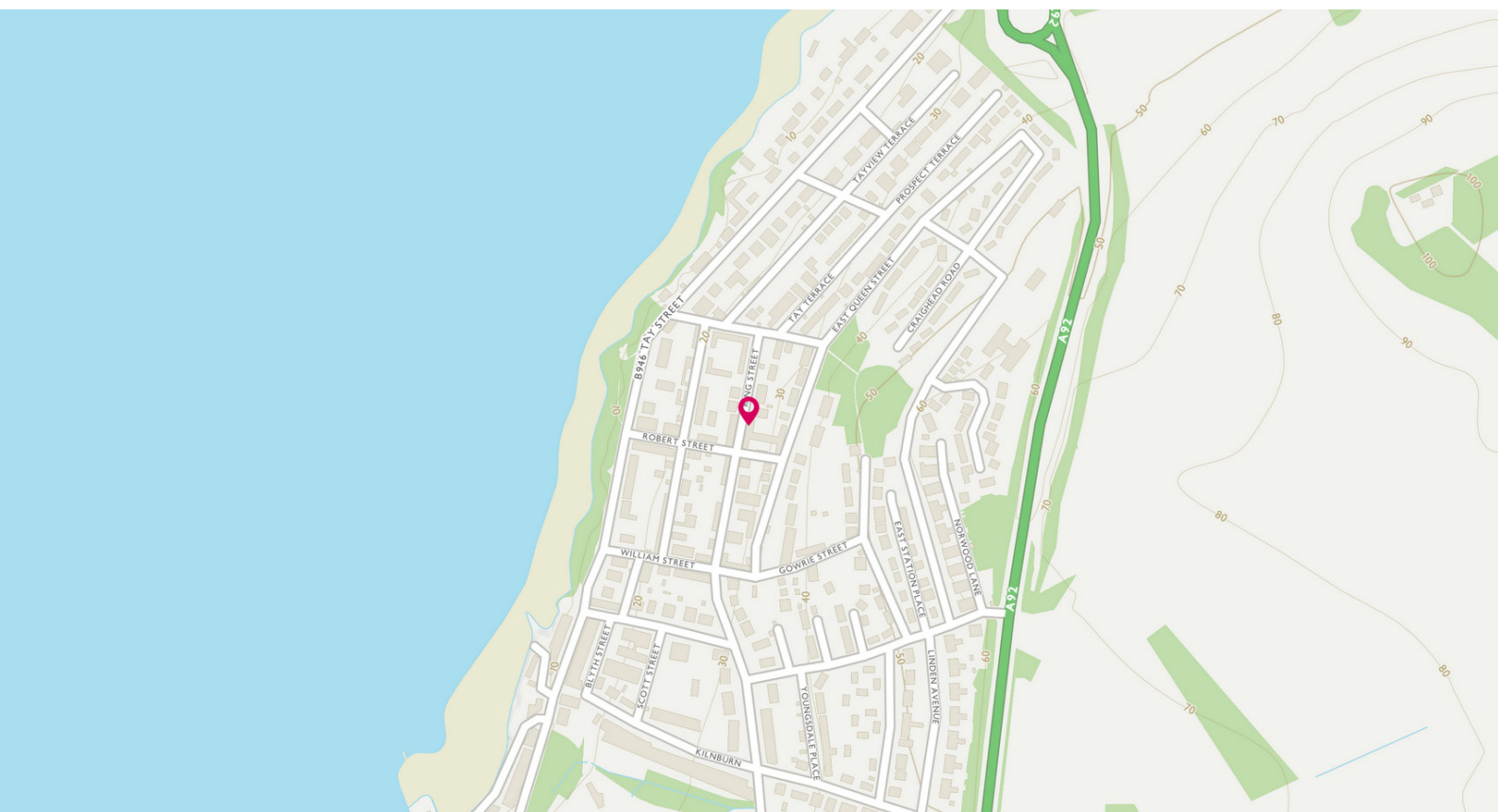


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 3.40m (11'2")
Bedroom 1	3.60m (11'10") x 2.60m (8'6")
Bed 2/Lounge	4.60m (15'1") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





# THE LOCATION

Newport-on-Tay, a small residential town in north-east Fife, just across the Tay from Dundee, is an attractive waterfront town with myriad independent shops and cafes. The new Victoria and Albert Museum sits directly opposite this pub and restaurant on the north bank of the River Tay, providing superb views of its sensational architecture from both levels of the building.







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 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. Tourists flock to this waterfront in the summer and this is expected to increase with the opening of the V&A. The business is positioned in a highly visible trading spot in Newport on Tay, a highly desirable suburb of Dundee and was previously known as 'New Dundee' when it originally housed the southern end of the ferry route between Dundee and Fife before the opening of the Tay Road Bridge. Today the pier is only used by private boats.



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