




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

6 Banknowe Road

TAYPORT, FIFE, DD6 9LG



AREA

TAYPORT

FIFE, DD6 9LG

Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure/sport facilities such as golf and sailing at the harbour/ shore area. Tayport is conveniently situated for commuting to Dundee and is well served by regular bus services.

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



6

BANKNOWE ROAD

TAYPORT

6 Banknowe Road is a delightful semi-detached house in excellent condition. The property has been upgraded by the present owners and is in walk-in condition.

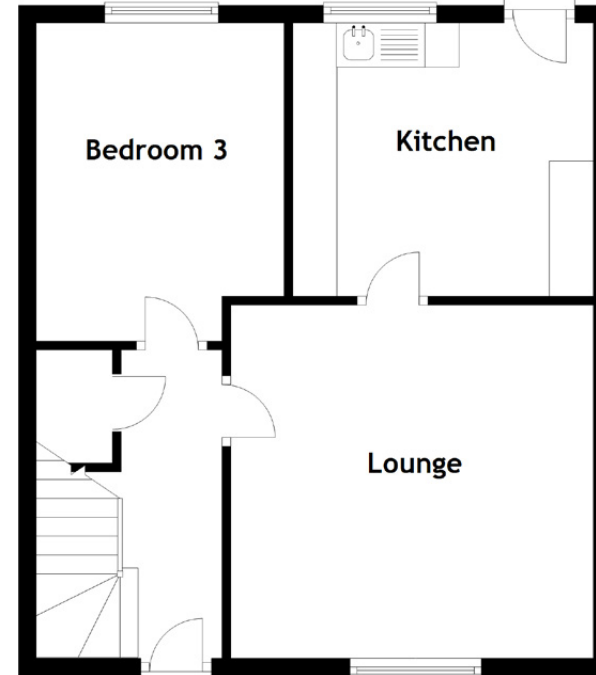
There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has large windows flooding the room with natural light. The fully fitted kitchen is located to the rear with a full range of floor and wall-mounted units and door leading out to the landscaped rear gardens. Bedroom three is located on the ground level which is double in size. There are two double bedrooms on the upper level all of which are a good size. The bathroom is also located on the upper level and has a white suite comprising of a bath with shower, WC and wash hand basin complete with splash-back tiling. The property features double glazing and gas central heating.

The gardens to the rear have been landscaped to incorporate a low-maintenance lawn and a decked area to the rear, all of which are fully enclosed by fences. Ample off-street parking is provided by a lengthy driveway leading to the single garage.

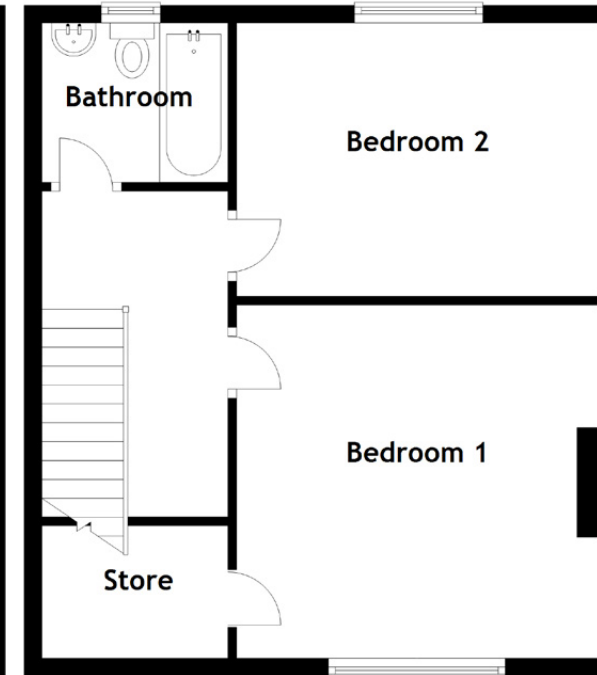




Ground Floor



First Floor



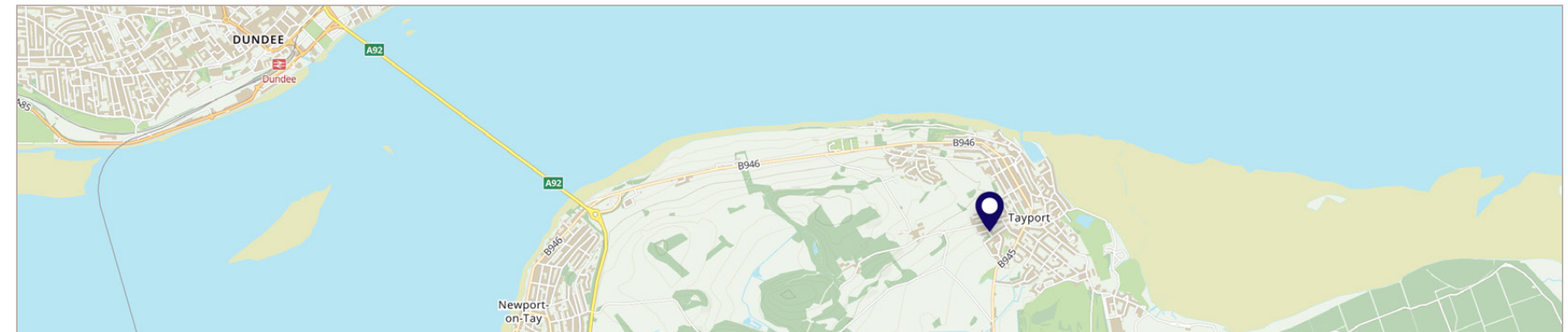
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.10m (13'5") x 4.00m (13'1") |
| Kitchen | 3.40m (11'2") x 3.10m (10'2") |
| Bedroom 1 | 4.10m (13'5") x 4.00m (13'1") |
| Bedroom 2 | 4.10m (13'5") x 3.10m (10'2") |
| Bedroom 3 | 3.60m (11'10") x 2.80m (9'2") |
| Bathroom | 2.10m (6'11") x 1.80m (5'11") |

Gross internal floor area (m²): 92m²
EPC Rating: C





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

Part
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Text and description
JAY STEIN
 Area Sales Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer