

12 Beechwood Terrace West

NEWPORT-ON-TAY, DD6 8JH



*LOWER HALF OF A
HANDSOME PERIOD VILLA*



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McEwan Fraser Legal is delighted to offer a potential part exchange on this home, ask us for details. This is a stunning three-bedroom period lower villa, a true embodiment of timeless elegance and modern comfort, located in the picturesque setting of Newport on Tay.

From the moment you step through the front door, you'll be captivated by the seamless blend of period charm and contemporary style that defines this exquisite home. The modern kitchen, flooded with natural light, provides the perfect backdrop for culinary adventures, while the amazing lounge/diner, with its large bay window, offers a spacious and inviting retreat for relaxation and entertaining with lovely views. Magnificent period features adorn this villa, from intricate cornices to elegant fireplaces, adding character and charm.

The Property





*"...THE MODERN
KITCHEN,
FLOODED WITH
NATURAL LIGHT,
PROVIDES
THE PERFECT
BACKDROP
FOR CULINARY
ADVENTURES..."*





Two good-sized bedrooms and a smaller third bedroom provide ample accommodation for family and guests. Whether you're seeking a peaceful retreat or a stylish urban abode, this period lower villa offers the perfect blend of elegance, comfort, and convenience.





Bedroom 2

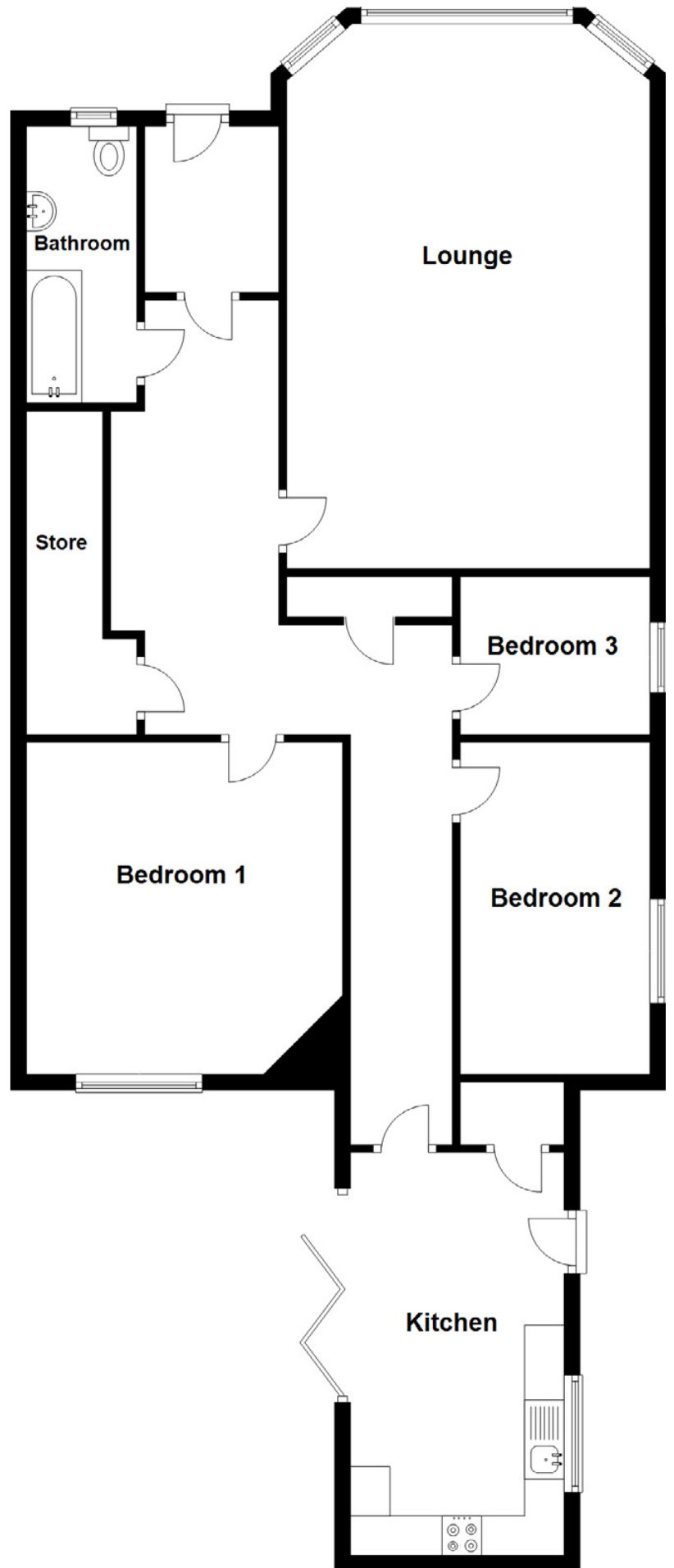






The bathroom offers a three-piece suite, while the vestibule, currently utilised as a home office/study, offers a versatile space to suit your lifestyle needs, what a great use of space!





Approximate Dimensions
(Taken from the widest point)

Lounge	6.90m (22'8") x 4.60m (15'1")
Kitchen	5.10m (16'9") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")
Bedroom 2	4.20m (13'9") x 2.40m (7'11")
Bedroom 3	2.40m (7'11") x 2.00m (6'7")
Bathroom	3.50m (11'6") x 1.40m (4'7")

Gross internal floor area (m²): 115m²

EPC Rating: D



Outside, the garden is to the rear of the house and offers a tranquil oasis to unwind and enjoy the outdoors, complete with a charming summer house for al fresco dining or simply relaxing. Convenient on-street parking to the rear of the house ensures easy access, while the breathtaking vistas of the Tay and bridges serve as a constant reminder of the beauty and serenity that surrounds this exceptional property.





Welcome to Newport on Tay, a hidden gem nestled along the serene banks of the River Tay, offering a perfect blend of coastal charm and countryside tranquility.

Perched gracefully on the northern shore of the river, Newport on Tay boasts panoramic views that stretch across the sparkling waters, capturing the essence of Scotland's natural beauty. From the iconic Tay Rail Bridge standing majestically in the distance to the gentle ebb and flow of the tides, every glance outwards paints a picture of serenity and awe.

This quaint village exudes a welcoming atmosphere, where neighbours become friends and every street tells a story of warmth and community spirit. Wander along the historic streets lined with elegant Victorian and Edwardian architecture, or take a leisurely stroll along the scenic promenade, soaking in the sights and sounds of riverside life.

The Location



Despite its peaceful ambience, Newport on Tay is far from remote. The village boasts a thriving community with a range of local amenities, including charming cafes, artisan shops, and recreational facilities, ensuring that every need is catered to within easy reach.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of activities at their doorstep. Whether it's exploring the nearby countryside trails, teeing off at one of the nearby golf courses, or simply enjoying a leisurely boat ride along the river, Newport on Tay offers endless opportunities for adventure and exploration.

With its convenient proximity to the bustling city of Dundee and excellent transport links, Newport on Tay provides the perfect balance of rural tranquility and urban convenience. Whether you're seeking a peaceful retreat, a close-knit community, or simply a slice of coastal paradise to call your own, Newport on Tay invites you to discover the true essence of Scottish living.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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