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**37 Victoria Street**

NEWPORT ON TAY, DD6 8DJ



# NEWPORT ON TAY

DD6 8DJ

Newport-on-Tay, a small residential town in North East Fife, is an attractive rural area with rolling countryside. 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 off junction 8. The nearest mainline railway stations of Dundee and Leuchars provide rail links throughout the country, including Aberdeen, Edinburgh, Glasgow and London, and Dundee Airport.





# 37 VICTORIA STREET

Part Exchange Available! On offer is a delightful two bedroom semi-detached bungalow in the ever popular Newport-on-Tay. A door to the side of the building opens to a vestibule.

The hall offers excellent storage.

The lounge is flooded with light from windows on two sides and the oak style finish to the floor gives a warm, modern feel to the room. The kitchen benefits from a free-standing cooker and is plumbed for a washing machine and dishwasher.

The bathroom has a three-piece white suite with a shower over the bath.

Two bedrooms each have built in wardrobes. Externally there is a garden laid to grass to the front and back with the boundaries to the back clearly defined by wood fencing.

This is a spacious, comfortable home and one that is well worth being on your viewing list.

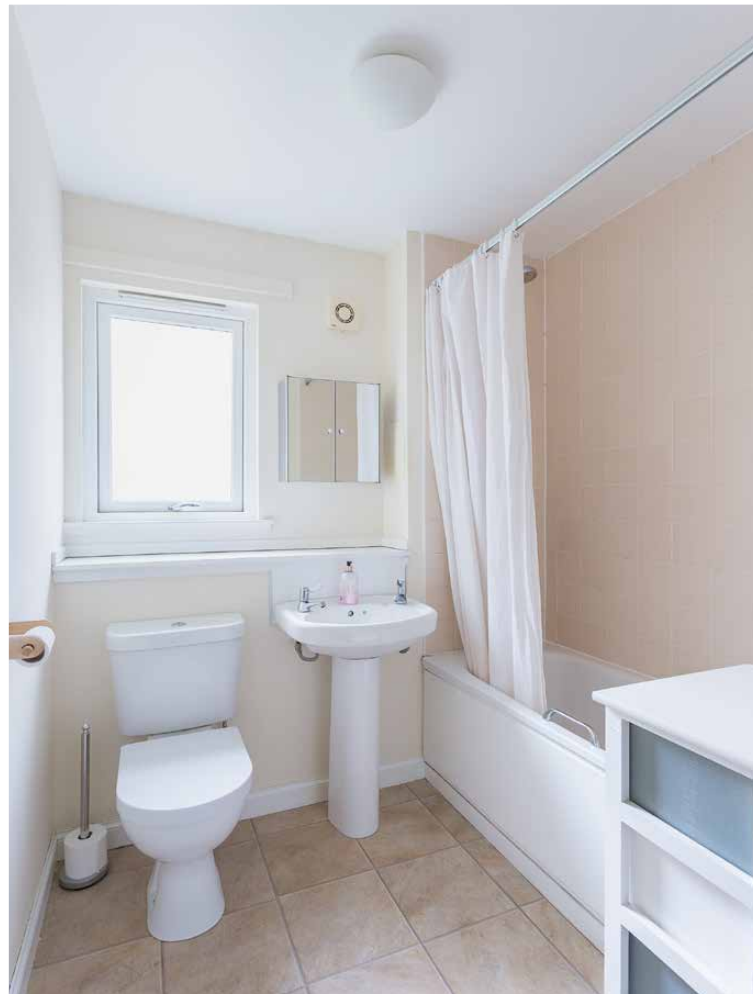


LOUNGE

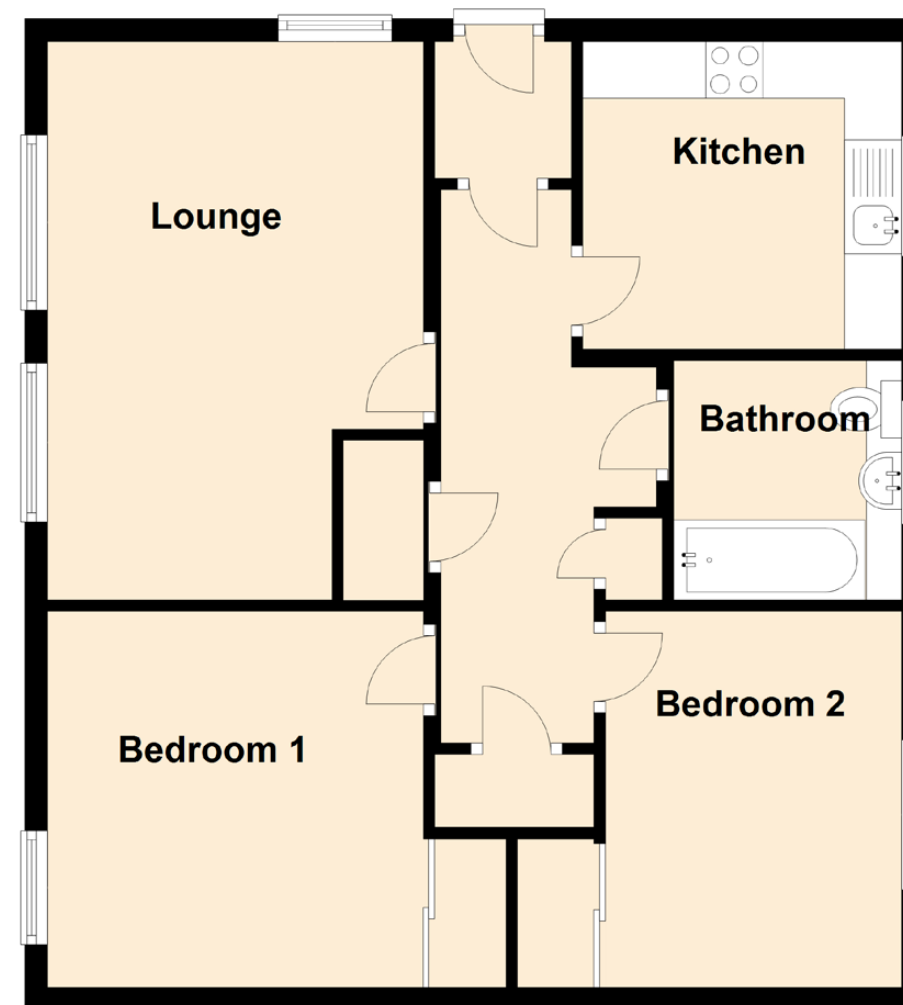


KITCHEN

SPACIOUS, COMFORTABLE HOME



# SPECIFICATIONS

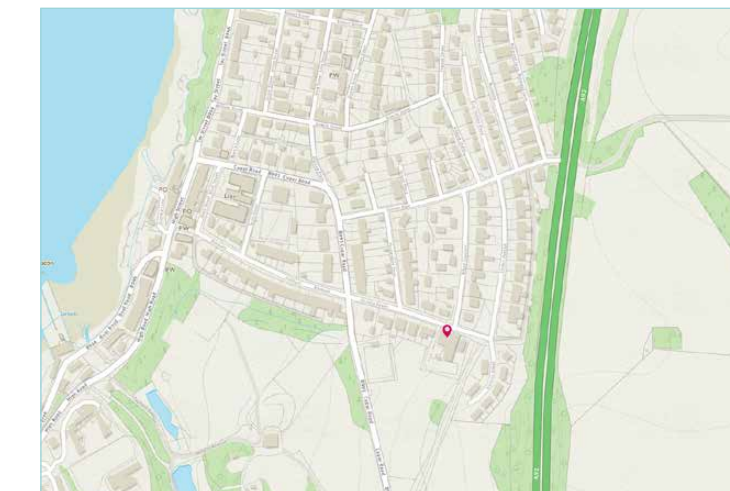


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	2.80m (9'2") x 2.70m (8'10")
Bedroom 1	3.30m (10'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C



# BEDROOMS & BATHROOM





**Part  
Exchange  
Available**



Text and description  
**JAYNE SMITH**  
Surveyor



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer

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