

23 Nelson Street

TAYPORT, DD6 9DN



A great location for all amenities and an easy commute to the City



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McEwan Fraser Legal is delighted to present this two-bedrooms terraced house in Tayport. The property is an ideal 'doer-upper' offering superb volumes over two floors.

THE LOUNGE/DINER



The ground floor has a spacious lounge and dining room giving access to the equally spacious kitchen from where a back door takes you to the garden. The family shower room is also on the ground floor along with some great storage cupboards.

THE KITCHEN



THE SHOWER ROOM

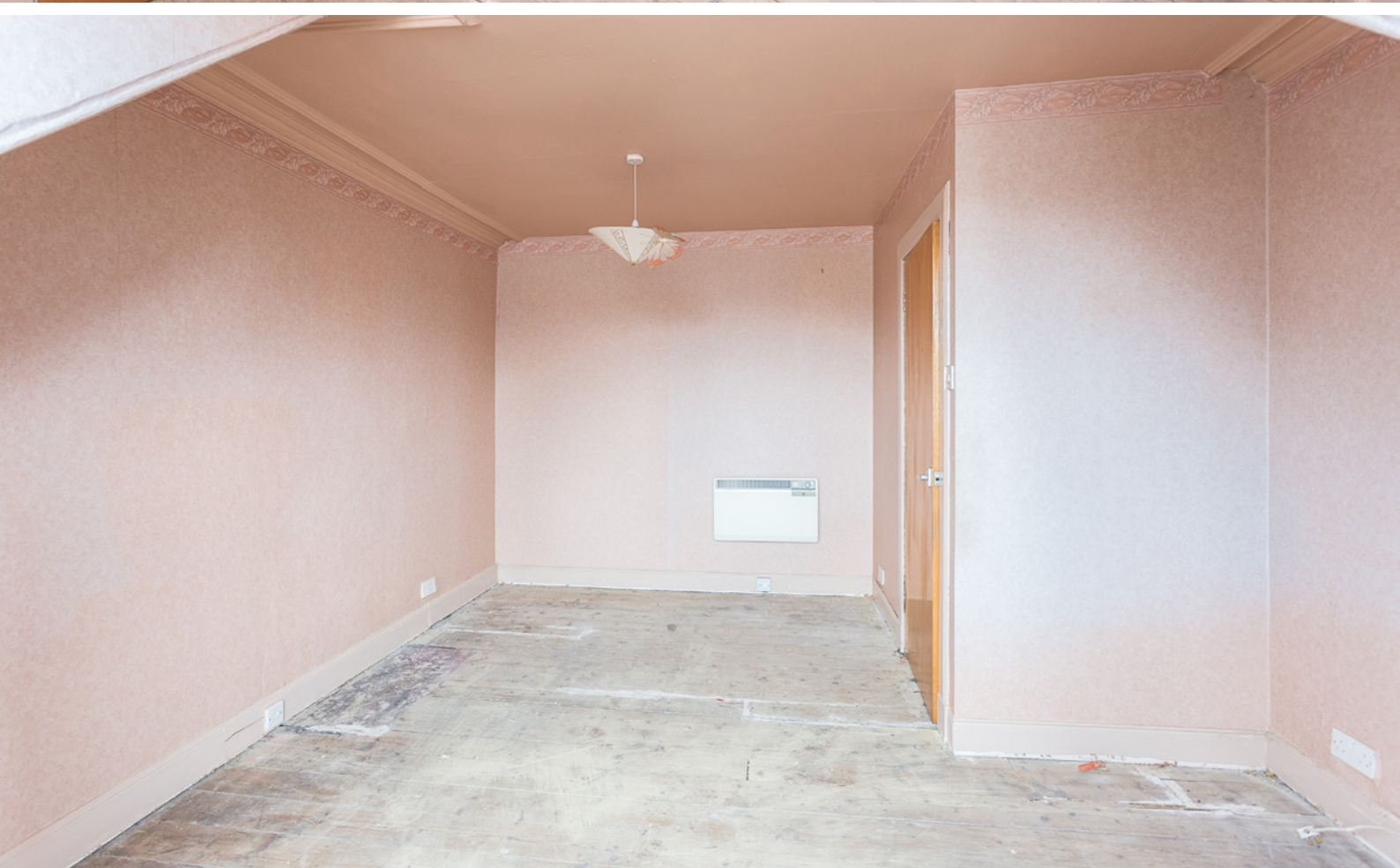


The upper floor offers two large bedrooms with the largest facing the garden having a balcony.

BEDROOM 1



BEDROOM 2

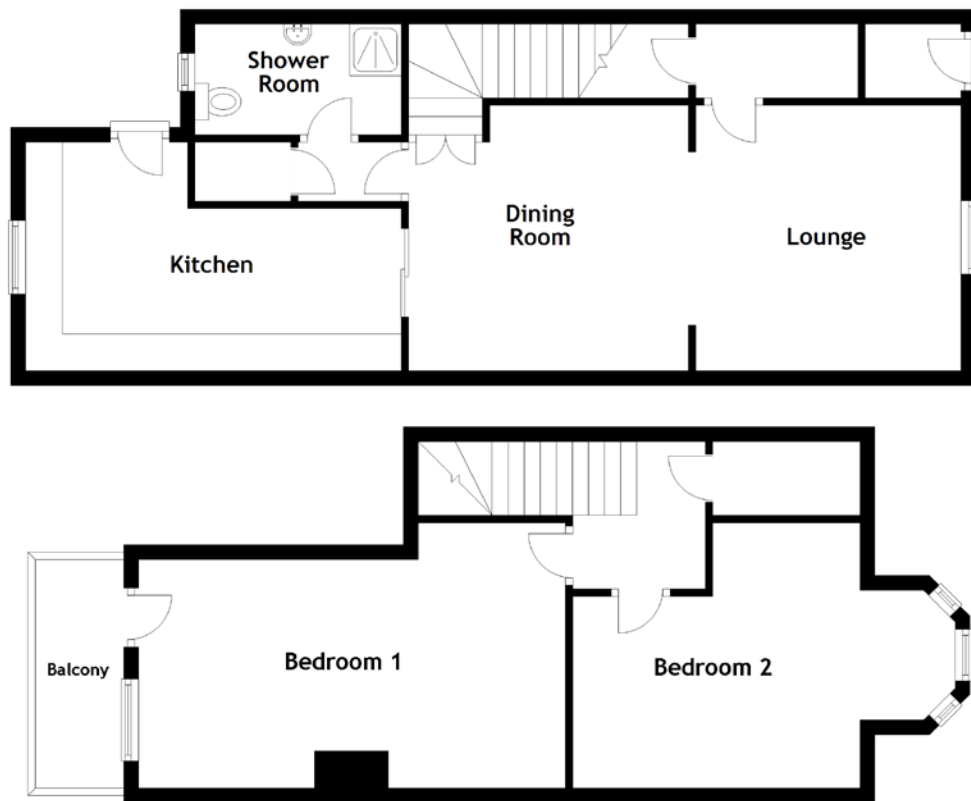


The real jewel in the crown is the pretty garden to the rear of the property. Planted with mature shrubs and box hedging, this is a delight. The property is in a great location for all amenities and an easy commute to the City. If you are looking to create a home to suit your own personal style, this is a great starting point.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



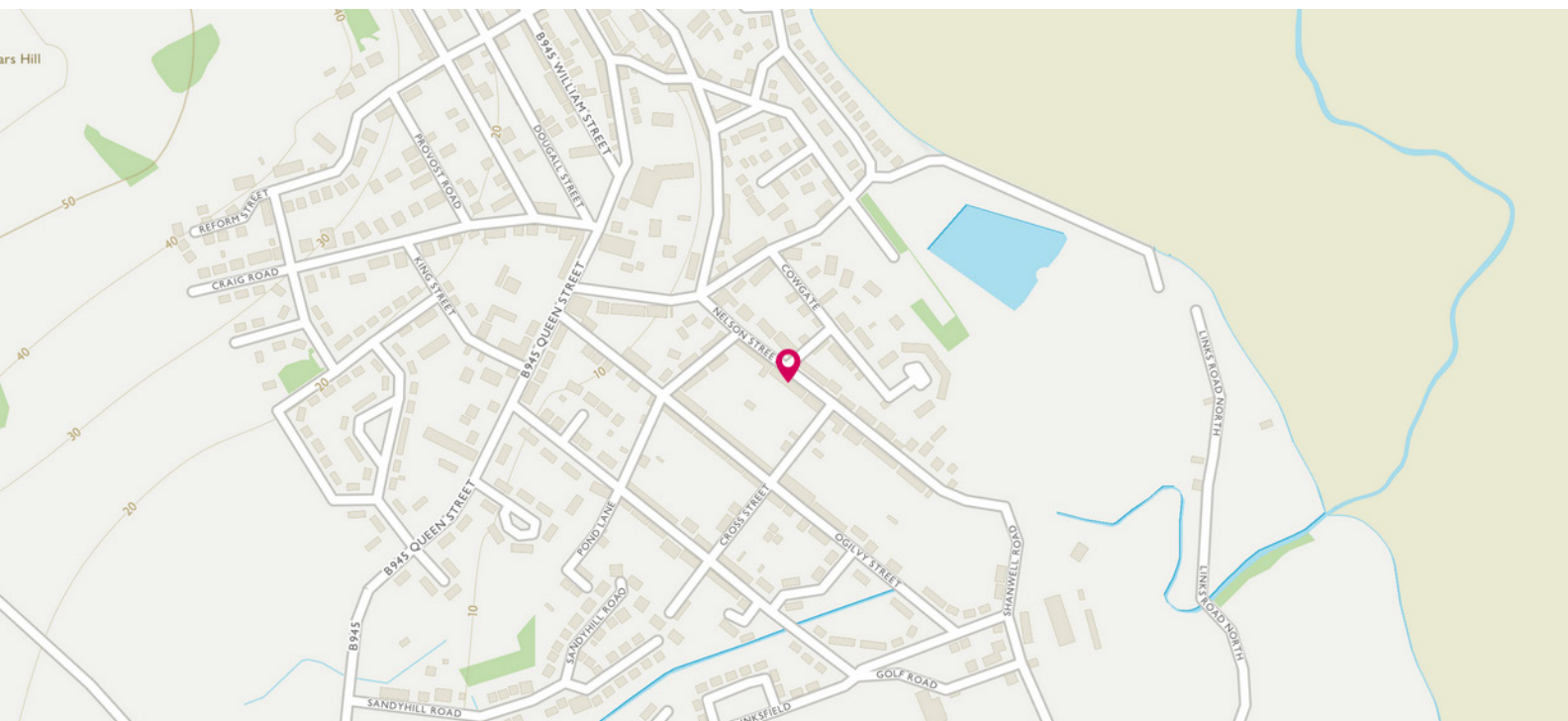
Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 3.60m (11'10")
Dining Room	3.80m (12'6") x 3.60m (11'10")
Kitchen	5.10m (16'9") x 3.00m (9'10")
Shower Room	2.80m (9'2") x 1.50m (4'11")

Bedroom 1	5.80m (19') x 3.60m (11'10")
Balcony	3.10m (10'2") x 1.70m (5'7")
Bedroom 2	5.10m (16'9") x 3.60m (11'10")

Gross internal floor area (m²): 90m²

EPC Rating: F



THE LOCATION

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/sports 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.



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