




McEwan Fraser Legal
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7 Kerr Street
NEWPORT ON TAY, DD6 8BA

THE LOCATION

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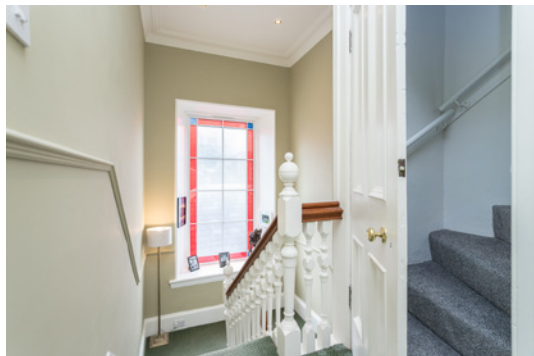
Newport-on-Tay, a small residential town in North East Fife, is an attractive rural area with rolling countryside and views of the River Tay and Dundee beyond.

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 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.





7 KERR STREET

NEWPORT ON TAY, DD6 8BA

This magnificent period stone-built family villa is situated in an enviable position with uninterrupted views stretching across the Tay Estuary. The property is deceptively spacious and offers a wealth of charm and character ideal for a growing family.

The entrance is via a grand vestibule leading to the welcoming reception hall with a staircase with a solid wooden balustrade leading to the upper level. The accommodation on the ground floor is completely flexible. The lounge is quietly located to the front with an open fireplace and a glorious bay window affording beautiful waterfront views. There is an equally spacious further reception room which could ideally be used as a sitting room or dining room. The kitchen is elegant and modern with adequate room for a table and chairs. From the kitchen, access is to the utility room and a guest cloakroom. Storage is plentiful.

The first floor offers three bedrooms along with the family bathroom. A staircase leads to the attic floor with two more bedrooms, both freshly decorated and with a new carpet.

Externally, there are stunning views to the front of the house across the Tay Estuary and the bridges. To the front, a garage and a path lead to the front door. There is a patio area to enjoy the views. To the back of the house is a stunning garden with many features and a sunny terrace. This quality of home rarely comes to the market.



GROUND FLOOR



GROUND FLOOR



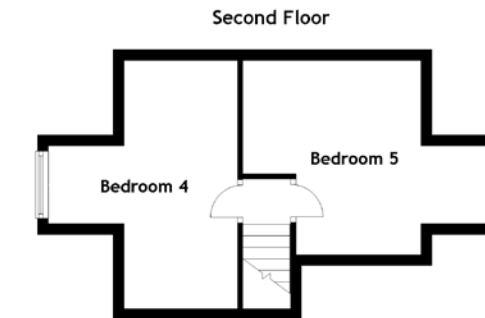
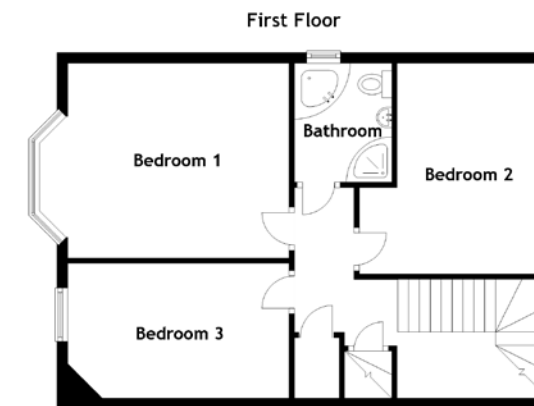
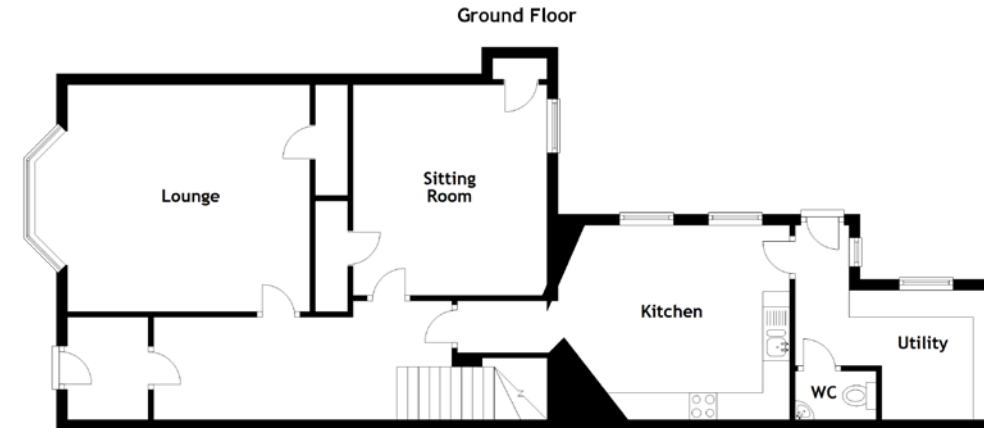
FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 4.20m (13'9")
Sitting Room	3.90m (12'10") x 3.60m (11'10")
Kitchen	4.40m (14'5") x 3.60m (11'10")
Utility	3.80m (12'6") x 3.60m (11'10")
WC	1.50m (4'11") x 0.90m (2'11")

First Floor

Bedroom 1	4.10m (13'5") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Second Floor

Bedroom 4	4.60m (15'1") x 3.50m (11'6")
Bedroom 5	4.90m (16'1") x 3.60m (11'10")

Gross internal floor area (m²): 179m² | EPC Rating: E

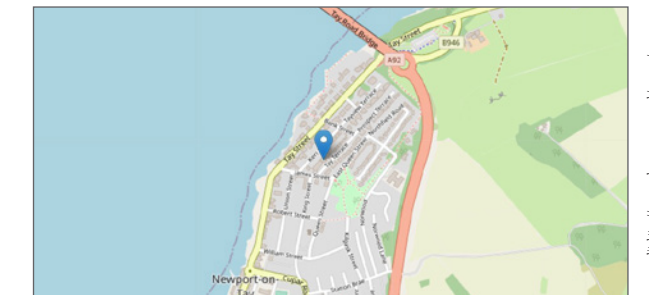


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