

# Woodriff, 62 Tay Street

NEWPORT ON TAY, FIFE, DD6 8AN



*This three-bedroom gem with its stunning riverside location, elegant period features, and inviting interiors is truly a dream come true*



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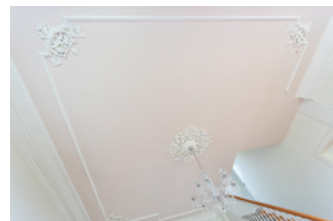


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McEwan Fraser is excited to offer to the market this stunning, mid-terraced, period home. Nestled in a picturesque setting with stunning full views of the River Tay and the majestic bridges leading to Dundee, this exceptional three-bedroom character property embodies the perfect blend of timeless charm and modern comfort. Boasting a handsome stone facade and elegant period features, this residence is a true masterpiece that captures the essence of refined living.

# THE LOUNGE



Upon entry, this warm and inviting home envelops you, enhanced by the natural wood finishes and the soothing presence of a log-burning stove. The elegantly proportioned rooms exude a sense of grandeur, offering ample space for relaxation and entertaining.

# THE KITCHEN



# THE DINING ROOM/BED 3



A feature of this property is the versatile dining room on the ground floor, which holds the potential to be utilized as a third bedroom. This flexibility allows you to tailor the space to suit your individual needs and preferences.



This home embodies the essence of luxury living in this coveted area. With its tasteful design, impeccable craftsmanship, and breathtaking views, it presents a rare opportunity to own a property that encapsulates the best of both worlds – a charming character home and a modern haven of comfort.

## THE BATHROOM



# BEDROOM 1



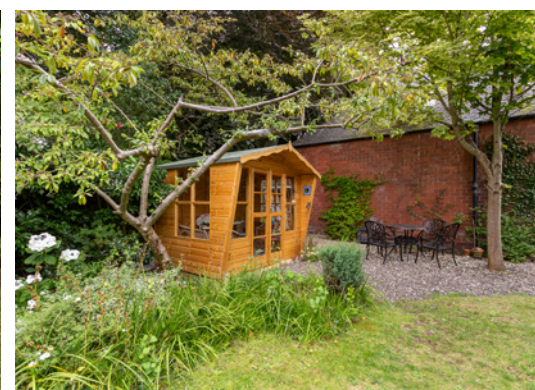
# BEDROOM 2



Escape to the secluded garden at the back of the property, a true oasis of tranquillity that invites you to unwind and enjoy the natural surroundings. This private outdoor haven is perfect for outdoor gatherings, leisurely afternoons, and moments of reflection.

In summary, this three-bedroom gem with its stunning riverside location, elegant period features, and inviting interiors is truly a dream come true for discerning buyers. From the graceful facade to the picturesque garden, every element of this residence reflects the epitome of refined living. If you're seeking a home that harmoniously blends history and contemporary luxury while offering unparalleled views, look no further – this property has everything you desire and more. Contact us today to arrange a viewing and immerse yourself in the allure of this exceptional character home with views that are nothing short of extraordinary.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

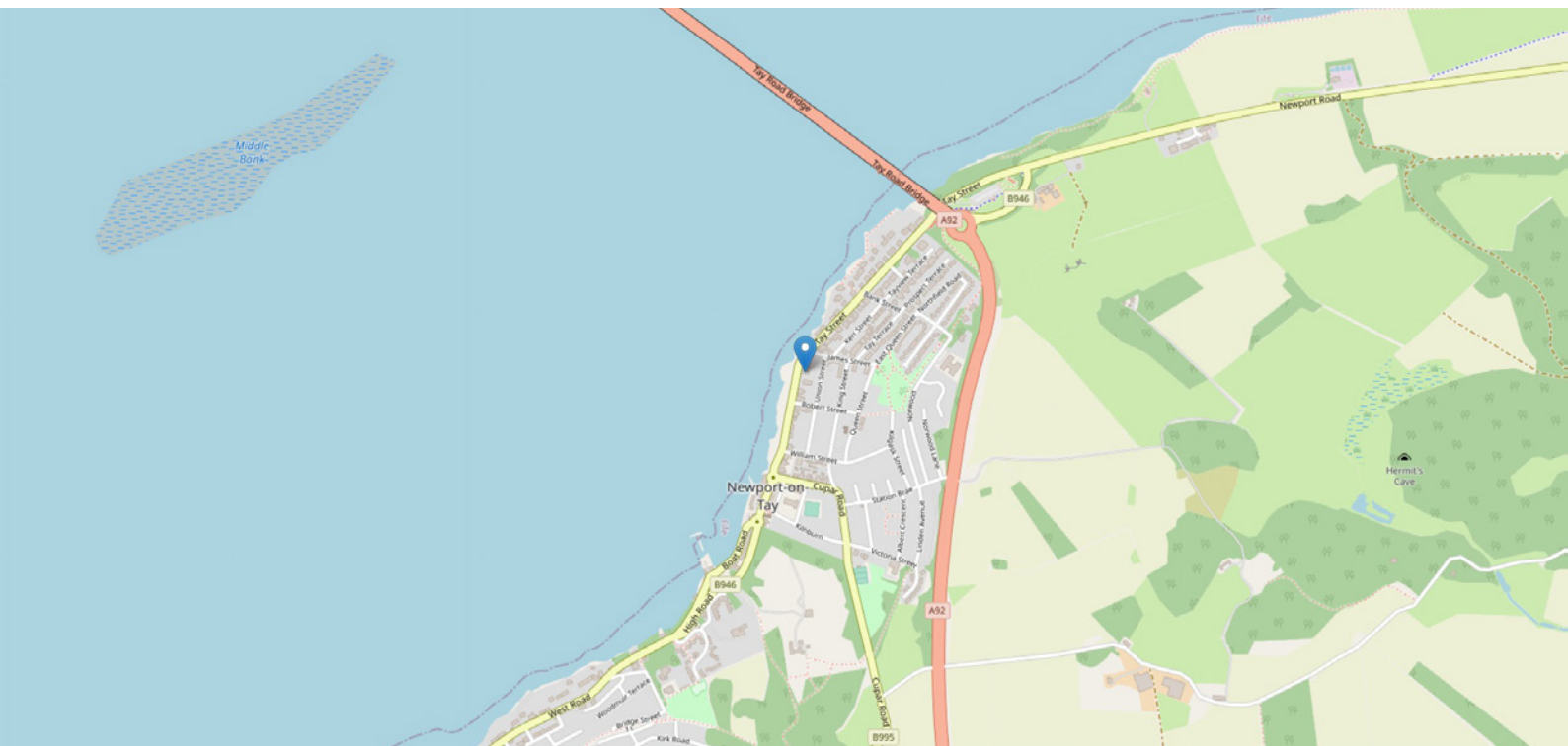


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.90m (16'1")
Kitchen	3.70m (12'2") x 1.80m (5'11")
Dining Room/Bedroom 3	4.20m (13'9") x 3.70m (12'2")

Bathroom	2.70m (8'10") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
Bedroom 2	4.20m (13'9") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup>  
EPC Rating: E



# THE LOCATION

Newport-on-Tay, a small residential town in North East Fife, just across the Tay from Dundee, is an attractive waterfront town with a myriad of independent shops and cafes. The new Victoria and Albert Museum sits opposite the North bank of the river Tay. 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, 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, London, and Dundee Airport.



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