



## LOVELY THREE BEDROOM SEMI DETACHED HOUSE



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7 Ogilvy street is a unique three-bedroom semi-detached home, well situated in a popular area of Tayport.

Internally the accommodation is in excellent decorative order. The welcoming entrance vestibule leads to the reception hall with access to all apartments on this level. The lounge is pleasantly situated to the rear of the property with an attractive window flooding the room with natural light. The fully fitted modern kitchen is a pleasing design with access to the rear gardens. Bedroom three is to the front of the property and has ample space for free-standing furniture.

The upper level consists of two well-proportioned bedrooms with space for free-standing furniture with the master offering built-in storage. The three-piece family bathroom completes the accommodation internally.

The property further benefits from gas central heating and double glazing. The rear gardens have been designed for easy maintenance consisting of a decking area and a shed is on hand. Ample parking is provided to the front of the property.

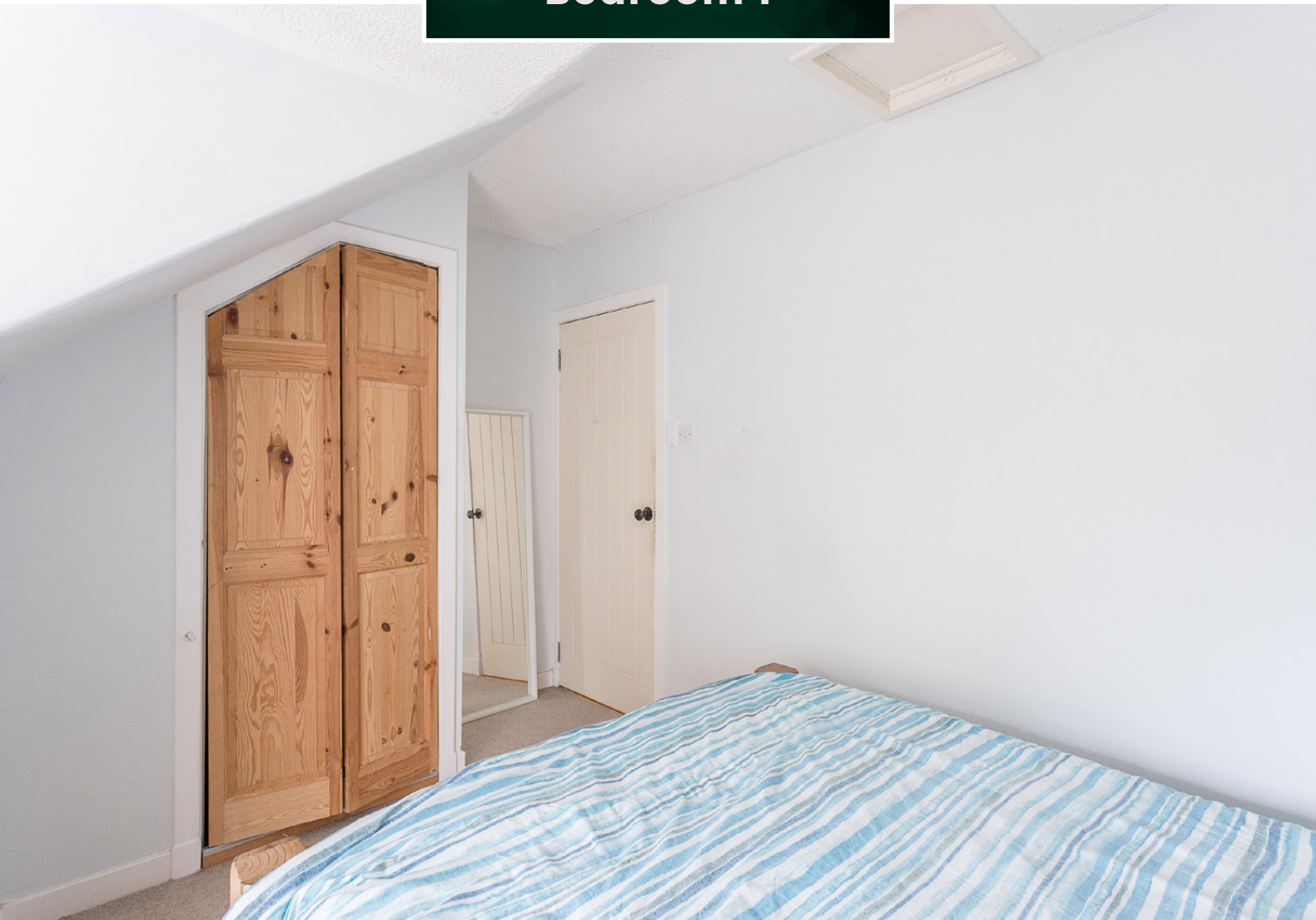
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**Bedroom 1**





**Bedroom 2**



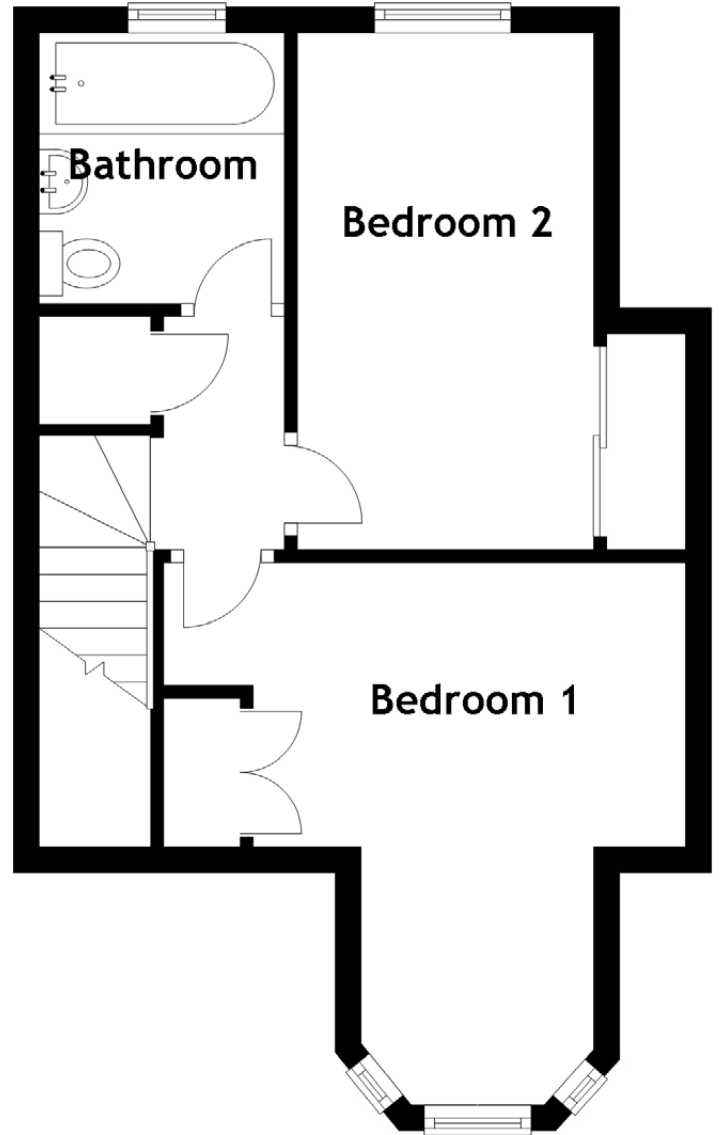
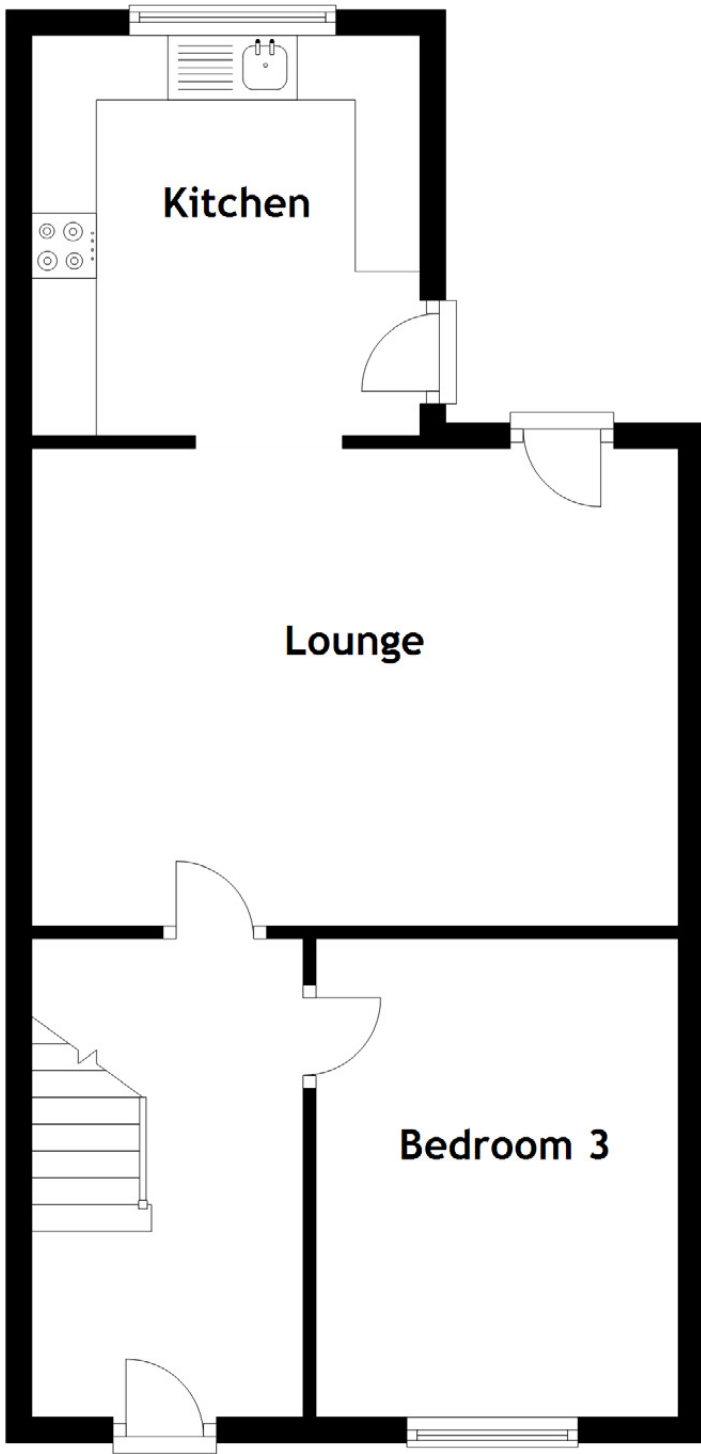


**Bedroom 1**









Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.35m (11')
Bedroom 2	4.00m (13'1") x 2.29m (7'6")
Bedroom 3	3.70m (12'2") x 2.80m (9'2")

Bathroom	2.10m (6'10") x 1.90m (6'3")
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Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

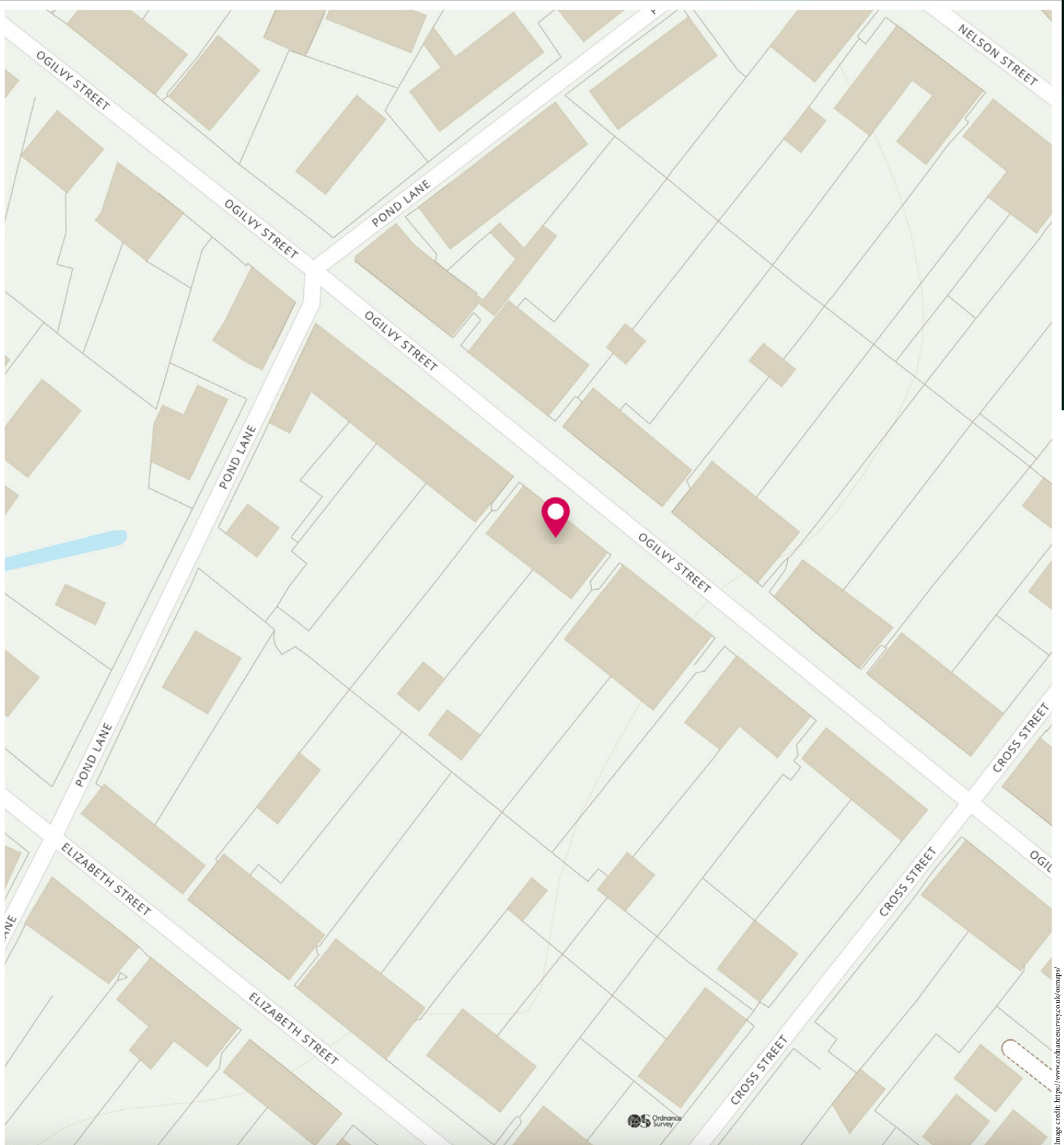
EPC Rating: D





A short drive over the Tay Bridge to Dundee, Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure and sporting 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.

## The Location



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