

25 Castle Street

TAYPORT, DUNDEE, DD6 9AE



This remarkable Victorian villa with a basement offers 164m² of flexible living in the heart of charming Tayport



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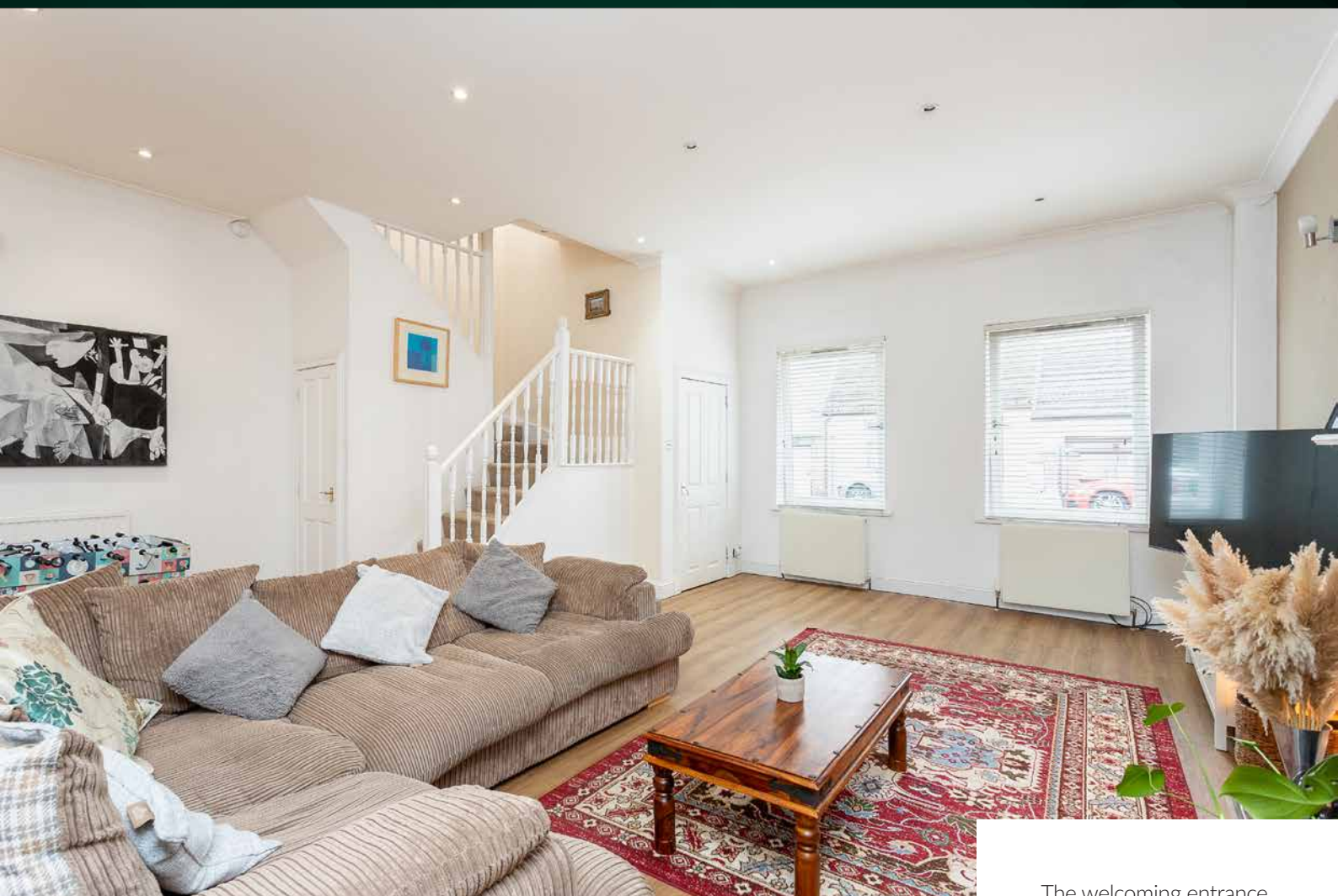


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McEwan Fraser Legal is delighted to present this unique home in Tayport. Some homes follow convention. Others celebrate individuality. Behind this handsome Victorian façade lies a home full of character, versatility and unexpected spaces that make everyday living anything but ordinary. Dating back to around 1863, this substantial basement villa has been thoughtfully adapted to create a home that offers far more than first meets the eye. Arranged over three distinctive levels and extending to approximately 164 square metres, it combines period charm with an imaginative layout that lends itself to modern lifestyles, creative working and flexible family living. Whether you're searching for a home with personality, somewhere to work remotely or simply a property that stands apart from the ordinary, this is a residence that rewards exploration.

THE LOUNGE



The welcoming entrance vestibule leads into a beautifully proportioned lounge and dining room, where high ceilings, generous windows and a striking timber fireplace create a room full of warmth and character. The open fire provides an inviting focal point, making this an ideal place to relax on winter evenings or gather with friends and family.

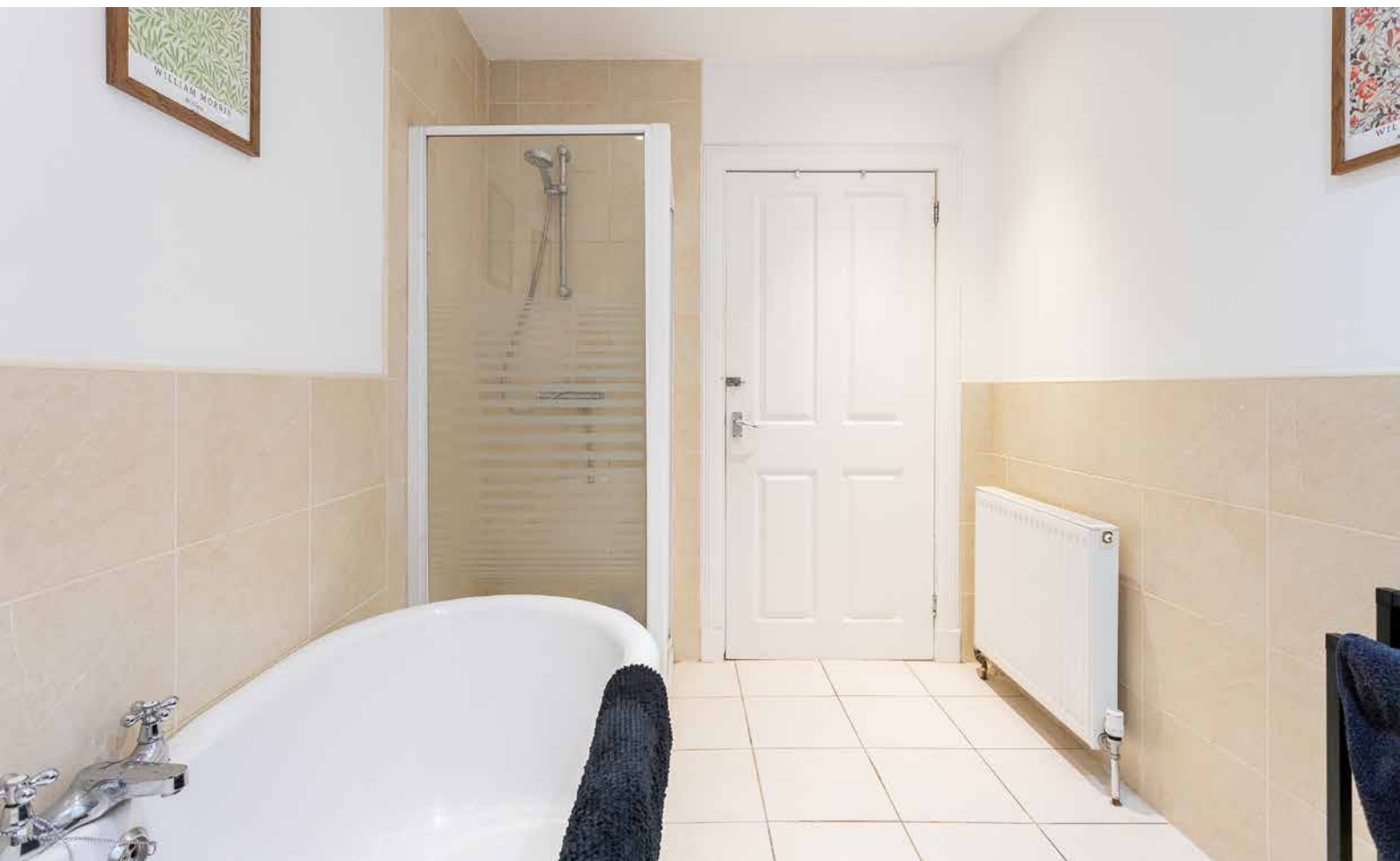
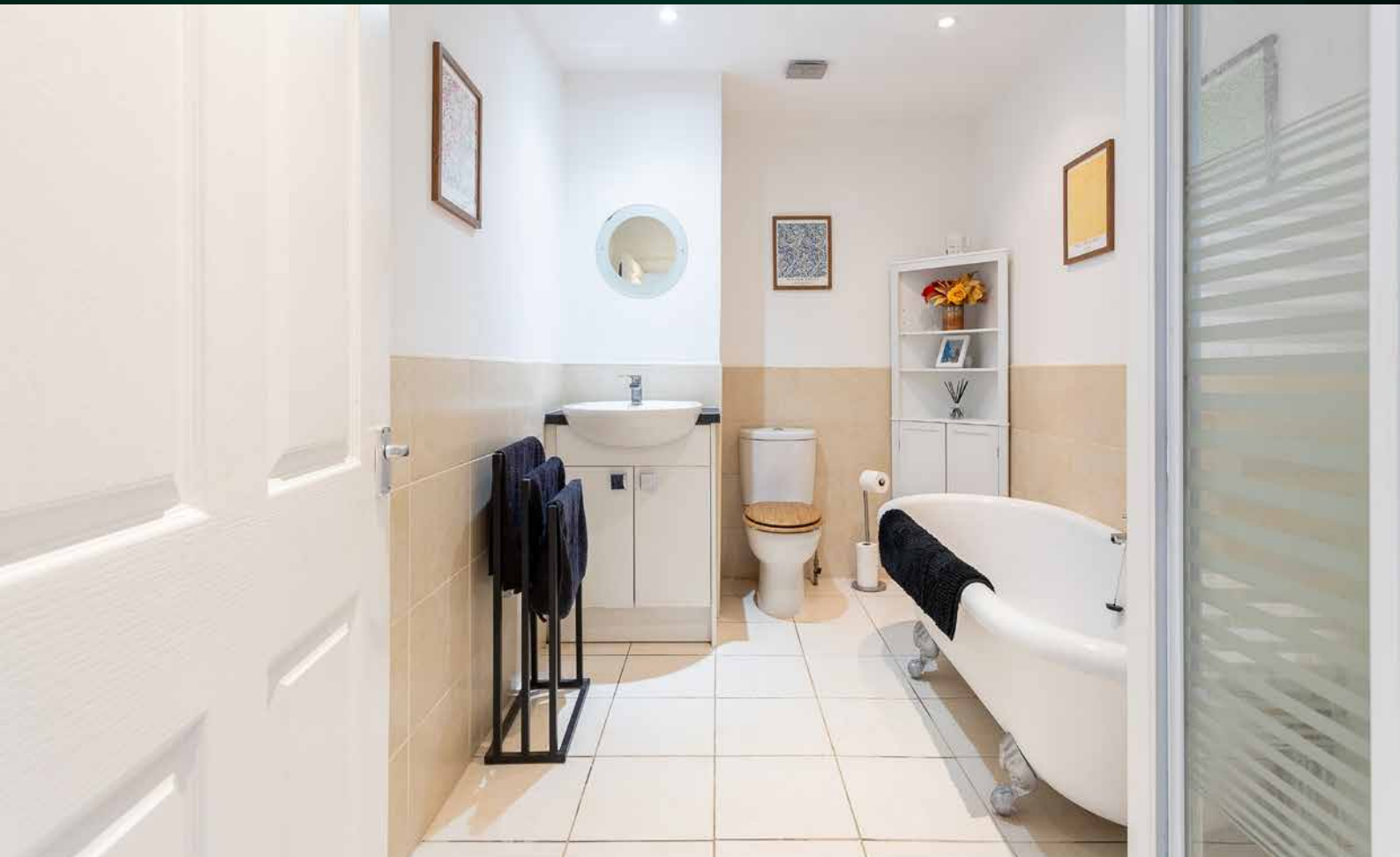
THE KITCHEN



To the rear, the spacious dining kitchen forms the heart of the home. Offering excellent workspace and ample room for everyday dining, it is perfectly suited to busy family life as well as entertaining on a larger scale. A well-appointed four-piece family bathroom completes the ground floor accommodation.



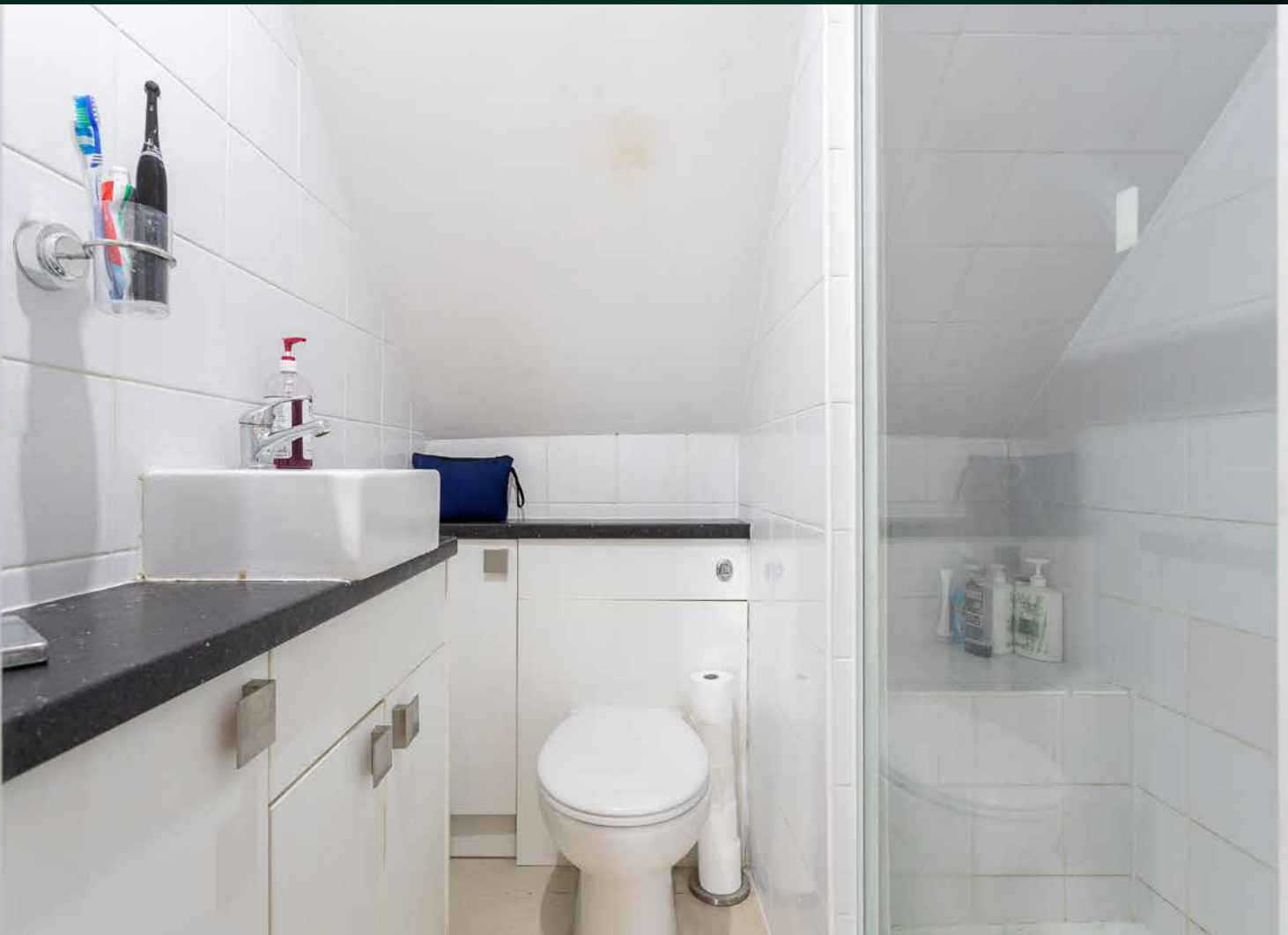
THE BATHROOM



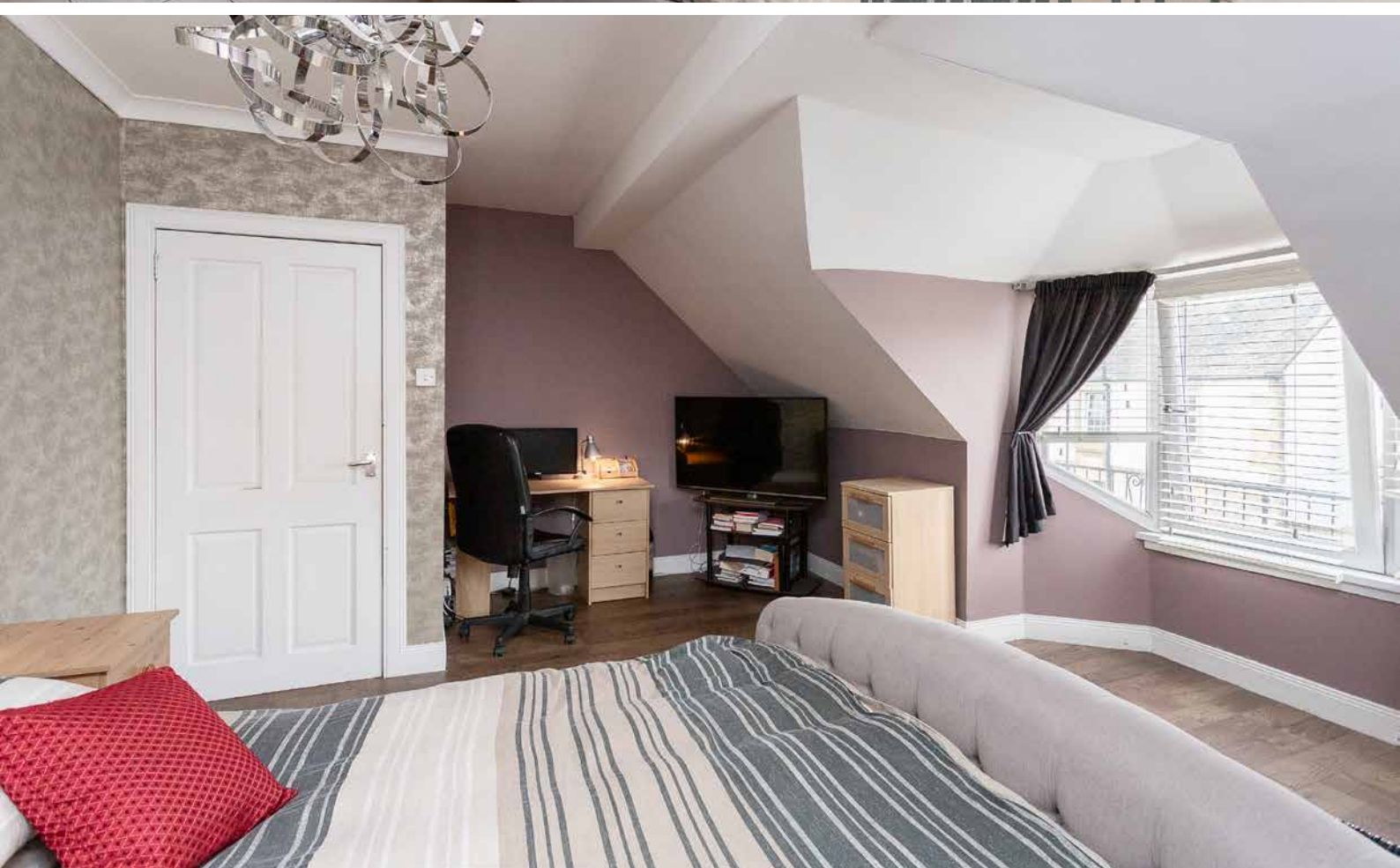


The first floor continues the home's generous proportions with two beautifully presented double bedrooms, each enjoying a peaceful setting beneath the roofline. A contemporary shower room serves this level, creating comfortable and practical accommodation for family members or visiting guests.

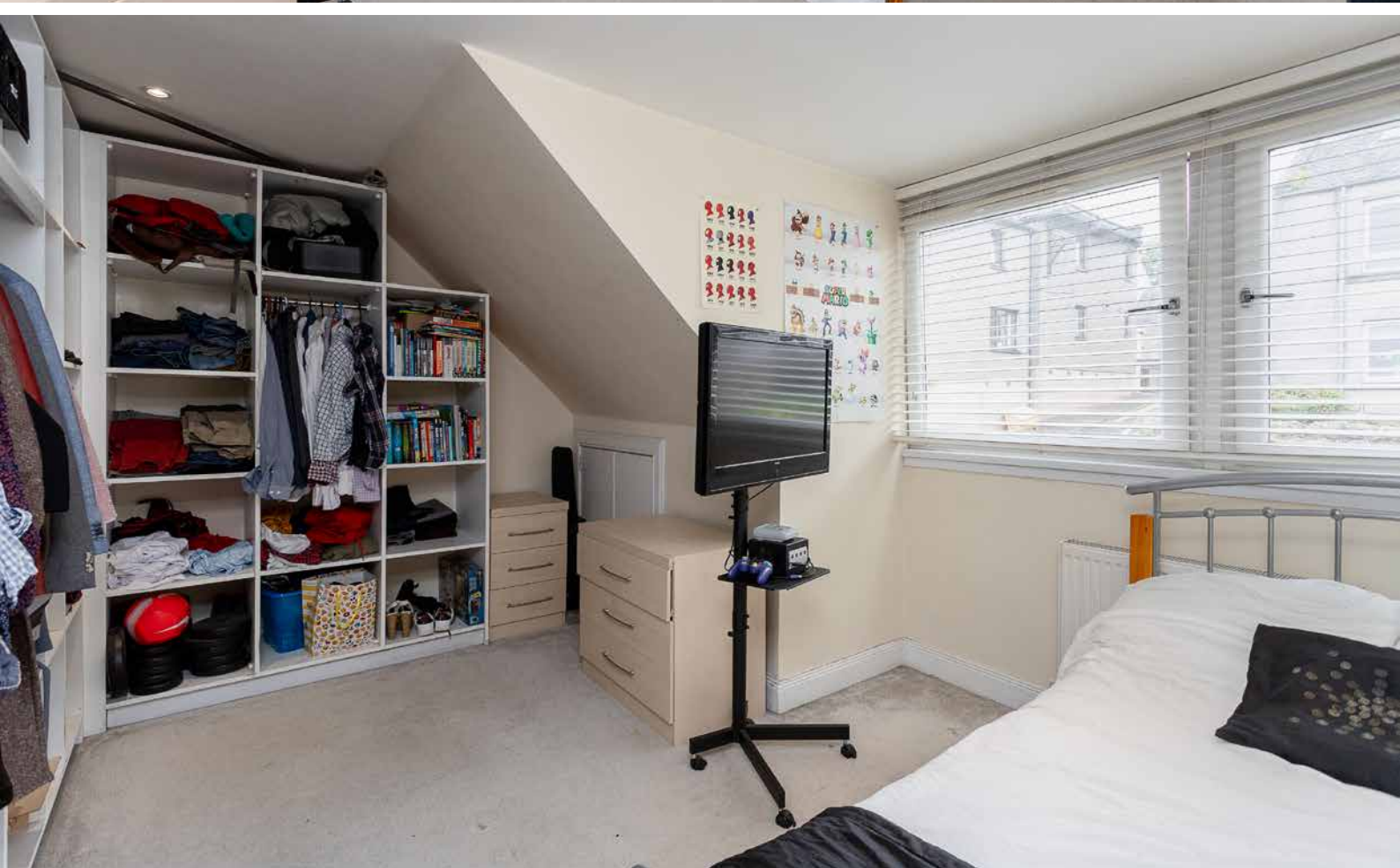
THE SHOWER ROOM



BEDROOM 1

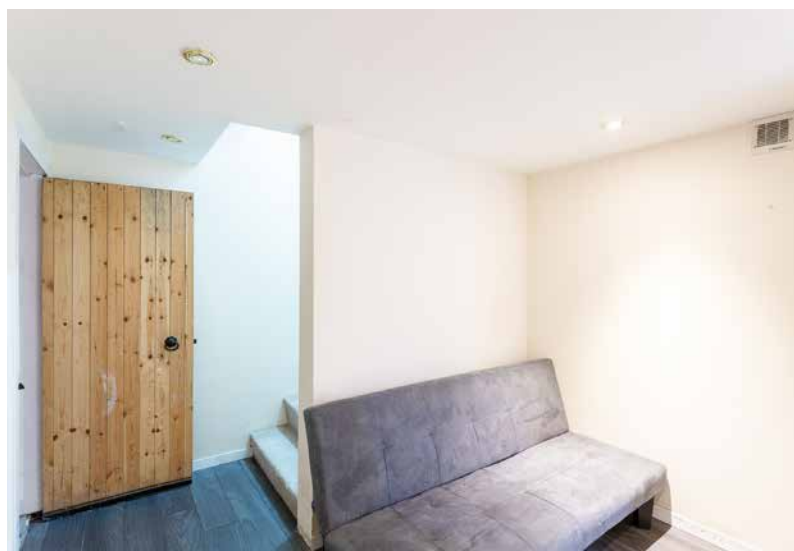


BEDROOM 2



It is, however, the lower ground floor that truly sets this home apart. Currently arranged as a fully equipped gym, this substantial basement room offers exceptional versatility and endless possibilities. Whether retained as a fitness space or transformed into a home cinema, games room, creative studio, music room, workshop or private office, it provides valuable additional living space rarely found in homes of this style. Complemented by a separate utility room and cloakroom, this level has been designed to adapt effortlessly to changing lifestyles.

THE BASEMENT GYM, UTILITY & WC



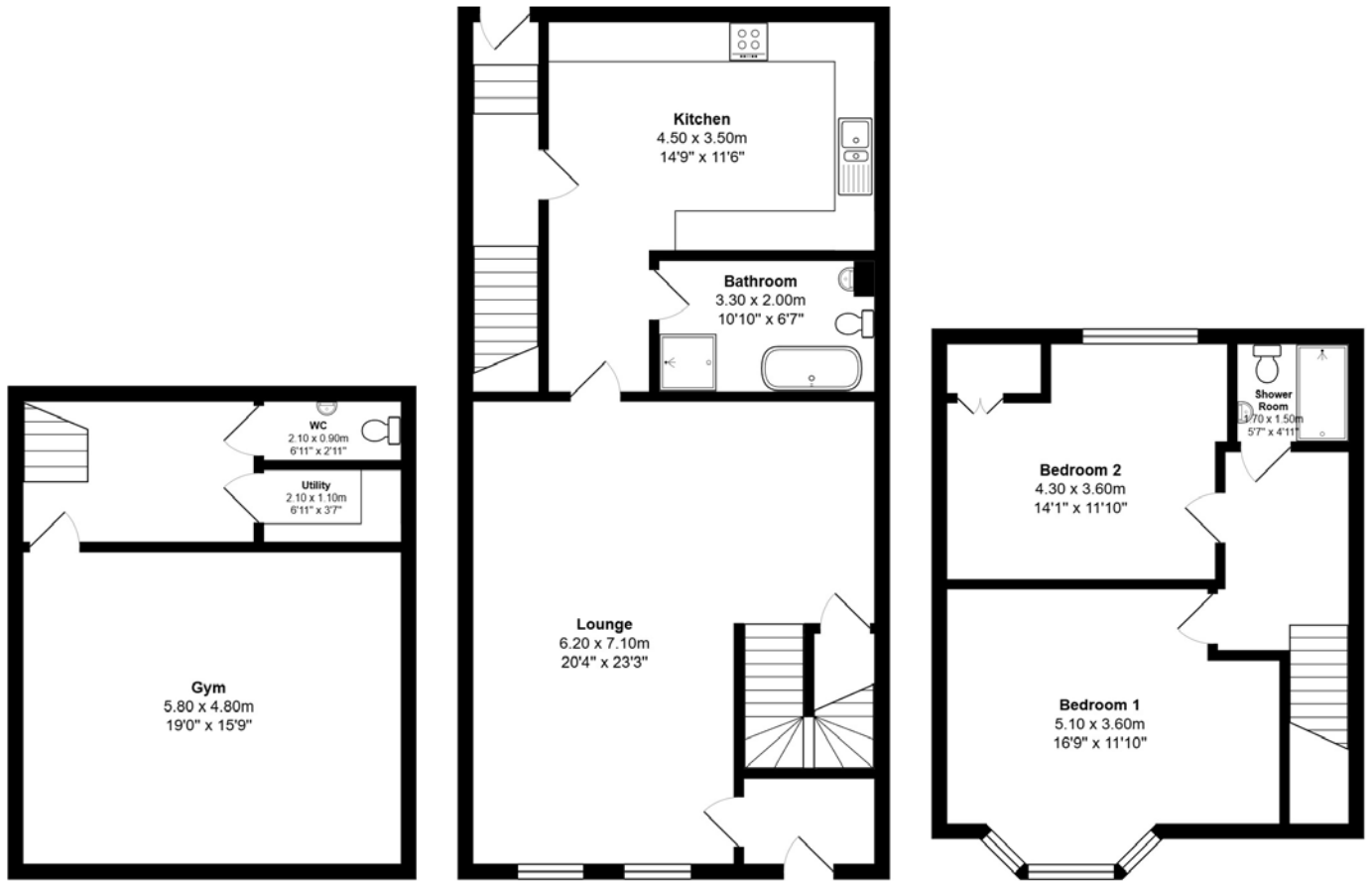
Adding yet another unique feature, the property also enjoys a charming rooftop terrace, an unexpected and private outdoor retreat where morning coffee, evening drinks or simply a quiet moment in the sunshine can be enjoyed above the bustle of everyday life.

While the property has no traditional garden, it more than compensates with its remarkable internal space, architectural character and exceptional flexibility. Every level offers something different, creating a home that feels both distinctive and remarkably adaptable. Properties with this level of individuality rarely come to market. Rich in history yet perfectly suited to contemporary living, this is a home for buyers seeking character, creativity and a lifestyle that refuses to follow convention.

EXTERNALS & VIEW



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 164m² | EPC Rating: D



THE LOCATION

Situated in the heart of Tayport, this home enjoys the unique lifestyle that has made the town one of North Fife's hidden gems. Perfectly positioned on the southern banks of the Firth of Tay, Tayport offers a relaxed coastal atmosphere while remaining just minutes from the city amenities of Dundee.





Known for its welcoming community and rich maritime heritage, Tayport is surrounded by beautiful natural scenery. Residents enjoy easy access to the sandy beaches and rolling dunes of Tentsmuir National Nature Reserve, one of Scotland's most spectacular coastal landscapes. Whether walking through pine forests, cycling quiet trails or enjoying watersports on the Tay, outdoor pursuits are an integral part of life here.

The town itself offers an excellent range of everyday amenities including cafés, independent shops, local schooling and healthcare facilities, while Dundee's universities, cultural attractions, shopping centres and railway station are all within a short drive, making Tayport an increasingly popular choice for professionals, families and those seeking a better work-life balance.

Offering the character of a historic coastal town together with exceptional connectivity, Tayport provides a lifestyle that is both relaxed and remarkably convenient. It is this unique combination that continues to attract buyers looking for something a little different.



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