

45 Kilnburn

NEWPORT-ON-TAY, FIFE, DD6 8DE



*ELEGANT FOUR-BEDROOM
MAIN-DOOR DOUBLE-UPPER FLAT*



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McEwan Fraser Legal is delighted to present this elegant four-bedroom, main-door double-upper flat, situated in a distinguished traditional terrace in Newport-on-Tay, which offers beautifully bright and spacious interiors with timeless appeal.

Arranged over the first and second floors, the property showcases a tasteful décor highlighting its wealth of period features, from intricate cornicing to a grand bay window. This generous home exudes character and charm, boasting a welcoming private ground-floor entrance and an airy first-floor landing leading into the bay-fronted living room, where a classic fireplace is the focal point for both comfort and style.





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The attractive fitted kitchen is both functional and appealing, making it ideal for everything from family meals to entertaining guests. Four well-proportioned bedrooms provide ample accommodation, and the four-piece family bathroom features a luxurious rolltop bathtub, blending modern convenience with a touch of vintage elegance.



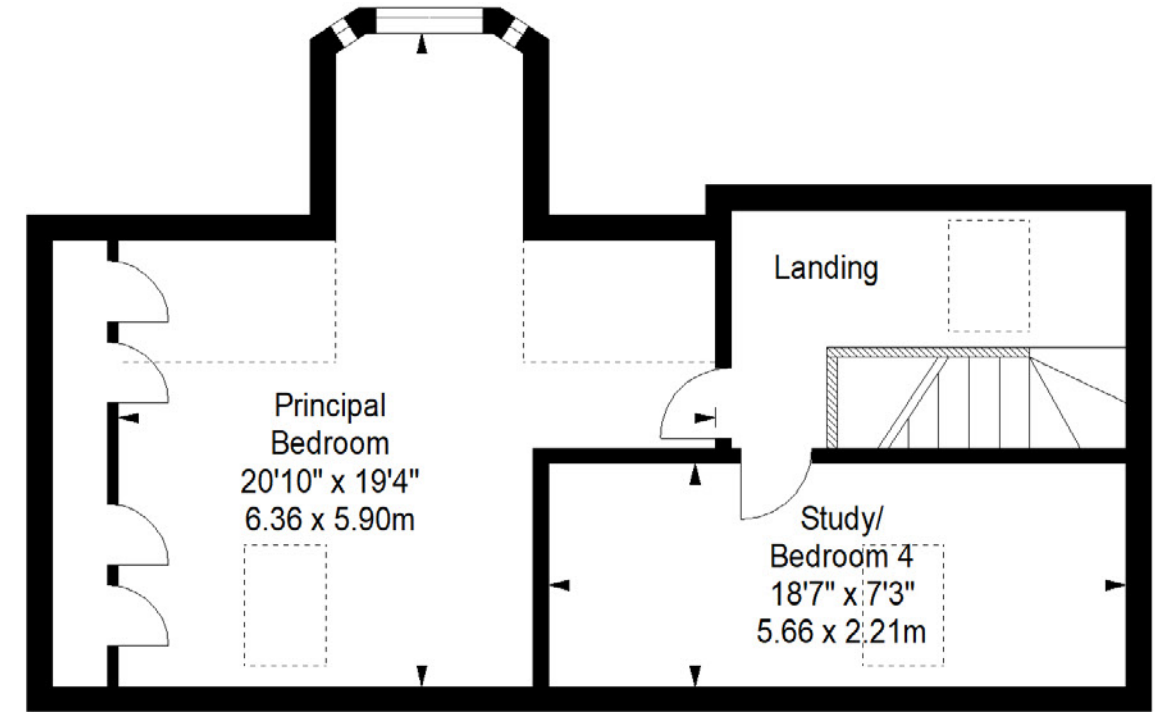
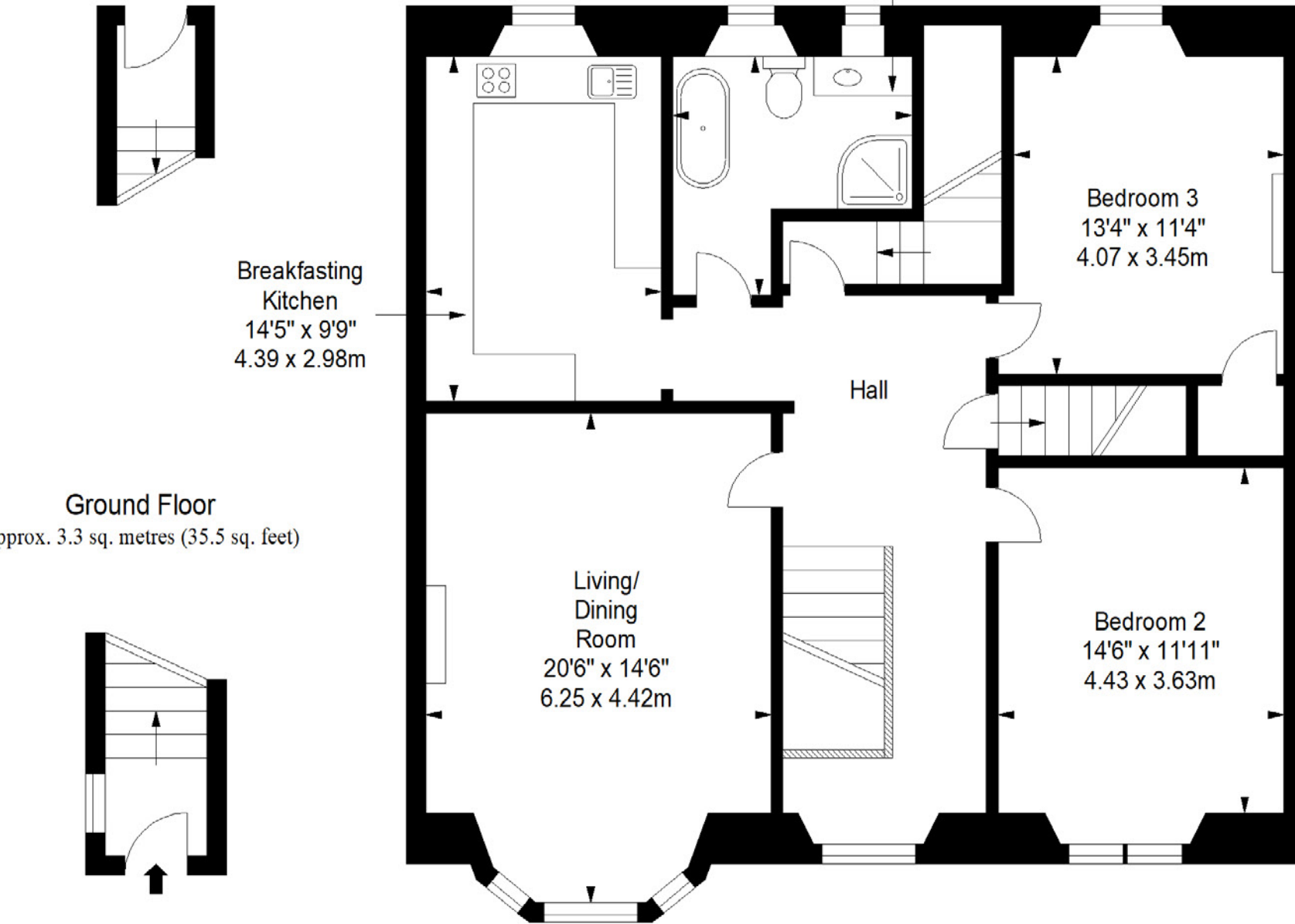
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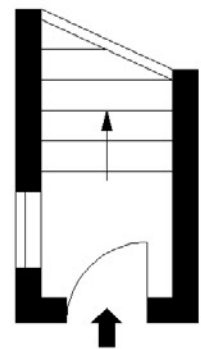
First Floor
Approx. 114.0 sq. metres (1227.1 sq. feet)

Second Floor
Approx. 51.5 sq. metres (554.4 sq. feet)

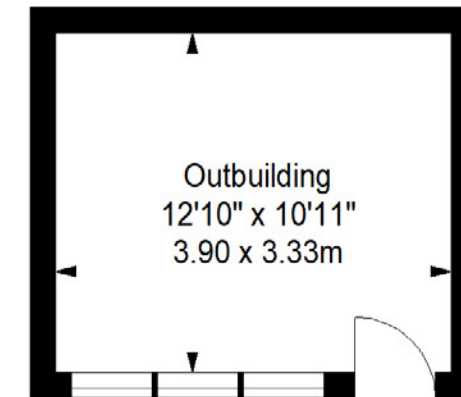
Ground Floor
Approx. 2.0 sq. metres (21.5 sq. feet)



Ground Floor
Approx. 3.3 sq. metres (35.5 sq. feet)



Outbuilding
Approx. 13.1 sq. metres (141.0 sq. feet)

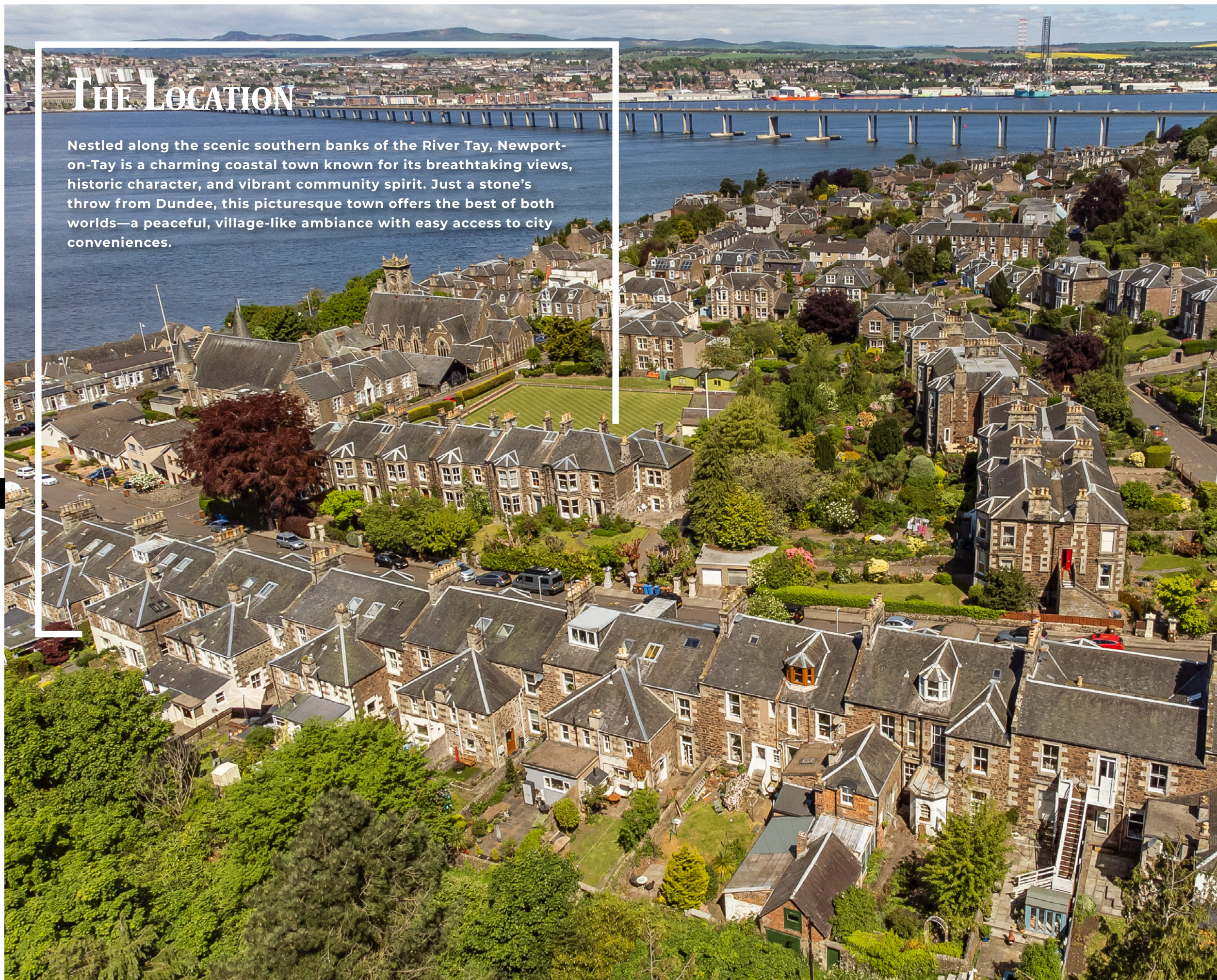


Gross internal floor area (m²): 145m²
EPC Rating: D



Further enhancing its appeal, the flat includes a private rear garden, providing a leafy retreat to relax and enjoy outdoor space. Practical advantages such as unrestricted on-street parking, gas central heating, and double glazing complete the property's impressive offerings.

Perfectly located next to Victoria Park and the Tayfield Estate, and within easy reach of Newport-on-Tay's excellent amenities, this exceptional property is sure to capture the interest of a wide range of buyers. All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances are included in the sale, making this a ready-to-move-in, refined, and truly desirable home.



THE LOCATION

Nestled along the scenic southern banks of the River Tay, Newport-on-Tay is a charming coastal town known for its breathtaking views, historic character, and vibrant community spirit. Just a stone's throw from Dundee, this picturesque town offers the best of both worlds—a peaceful, village-like ambiance with easy access to city conveniences.

Newport-on-Tay boasts a variety of local amenities, from cozy cafes and independent shops to reputable schools and convenient transport links. Outdoor enthusiasts will enjoy the nearby Tayfield Estate and Victoria Park, which offer tranquil walking trails, open green spaces, and panoramic river views. The town's waterfront is perfect for leisurely strolls, providing stunning perspectives of the Tay Rail Bridge and Dundee's city skyline.

This desirable location also fosters a strong sense of community with regular local events and gatherings, and its proximity to the University of Dundee and Ninewells Hospital makes it popular with professionals and families alike. Whether you're drawn by the scenic coastal setting or the town's welcoming character, Newport-on-Tay is an inviting place to call home, blending natural beauty with an undeniable charm.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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