




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

34 Sandyhill Road

TAYPORT, DD6 9NX



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

TAYPORT



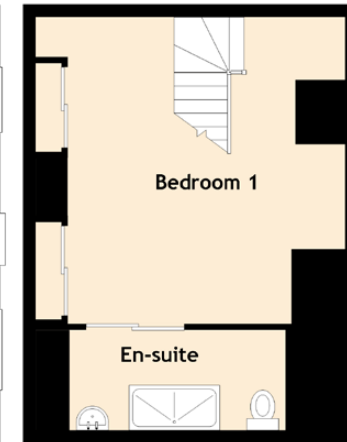
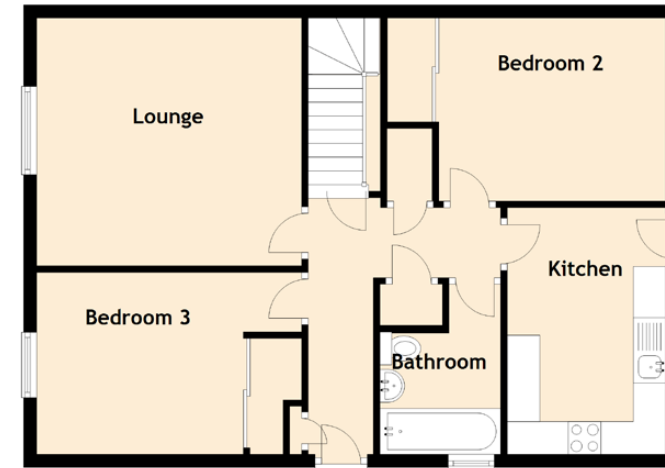
LOUNGE, KITCHEN & HALLWAY



Part Exchange is available. We think you will love this beautifully presented, three-bedroom semi-detached Bungalow. The kitchen and bathroom are sleek and modern and the spacious Lounge is softly decorated in neutral colours with plenty of space for a dining table as well as the sofas. On the ground floor, the two double bedrooms each have built-in storage. The bathroom is sharp and crisp with a bath for soaking in as well as a shower and glazed screen. The kitchen is dressed with modern gloss units at floor and wall height. The upper floor has been cleverly extended into the attic creating a superb master bedroom with ensuite shower room that includes a double seat jet massage shower. A drive to the side of the house provides off road parking for two cars and there is a neat lawn to the front. The rear garden is bounded by wooden fencing and contains a mix of grass and gravel with a patio area. Ready to walk straight into, your new home awaits.



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)	
Lounge	3.86m (12'8") x 3.79m (12'5")
Kitchen	3.77m (12'4") x 2.60m (8'7")
Bedroom 1	4.78m (15'8") x 3.02m (9'11")
En-suite	3.02m (9'11") x 1.56m (5'1")
Bedroom 2	3.53m (11'7") x 2.76m (9'1")
Bedroom 3	3.81m (12'6") x 2.78m (9'1")
Bathroom	2.94m (9'8") x 1.85m (6'1")

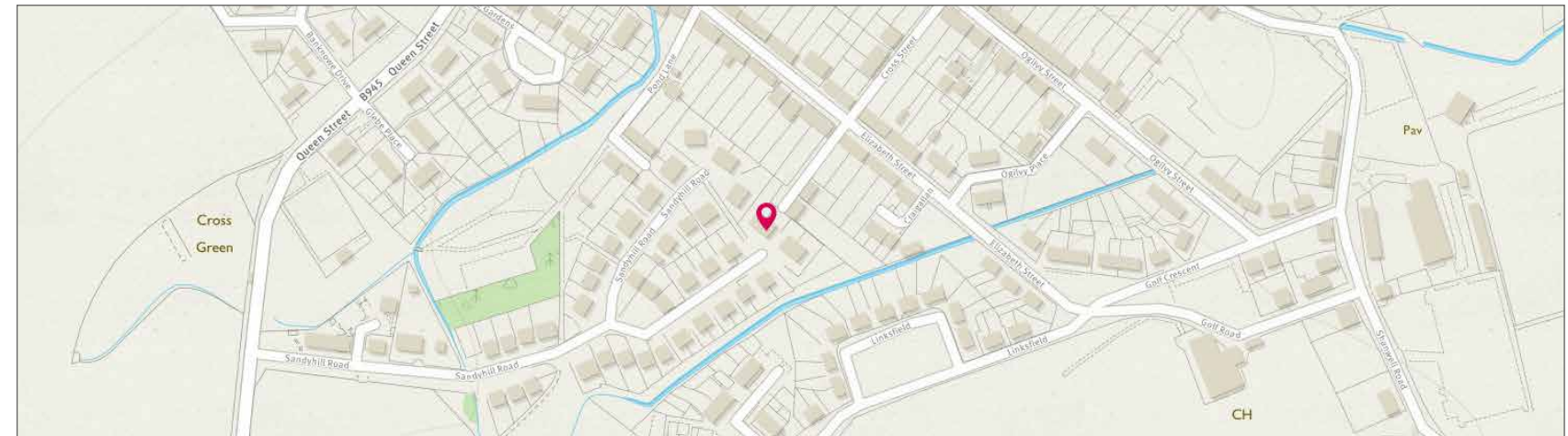
Gross internal floor area (m²):

82m²

EPC Rating:

C

BEDROOMS & BATHROOMS



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
ABBEY TURPIE
Designer