



WONDERFUL TWO BEDROOM HOME WITH AN  
OUTDOOR TERRACE WITH VIEWS



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal is delighted to present this two bedroom ground and basement floor flat of a magnificent detached villa in Tayport. The property is an ideal holiday rental or second or permanent home offering superb volumes over two floors.

The kitchen and shower room are recently installed and the decor is fresh. The real jewel in the crown is the pretty terrace on each side of the property, one of which has views of the Tay. The property is in a great location for all amenities and an easy commute to the City. If you are looking to create a home to suit your own personal style, this is a great starting point.

Within striking distance of both Dundee and St Andrews Universities, this home has been meticulously maintained and presented to the credit of the owners. Walk-in condition and really should be on your viewing list. You can walk to coffee shops and even over the Tay road bridge to Dundee if you desire.

---



# the lounge















**bedroom 1**

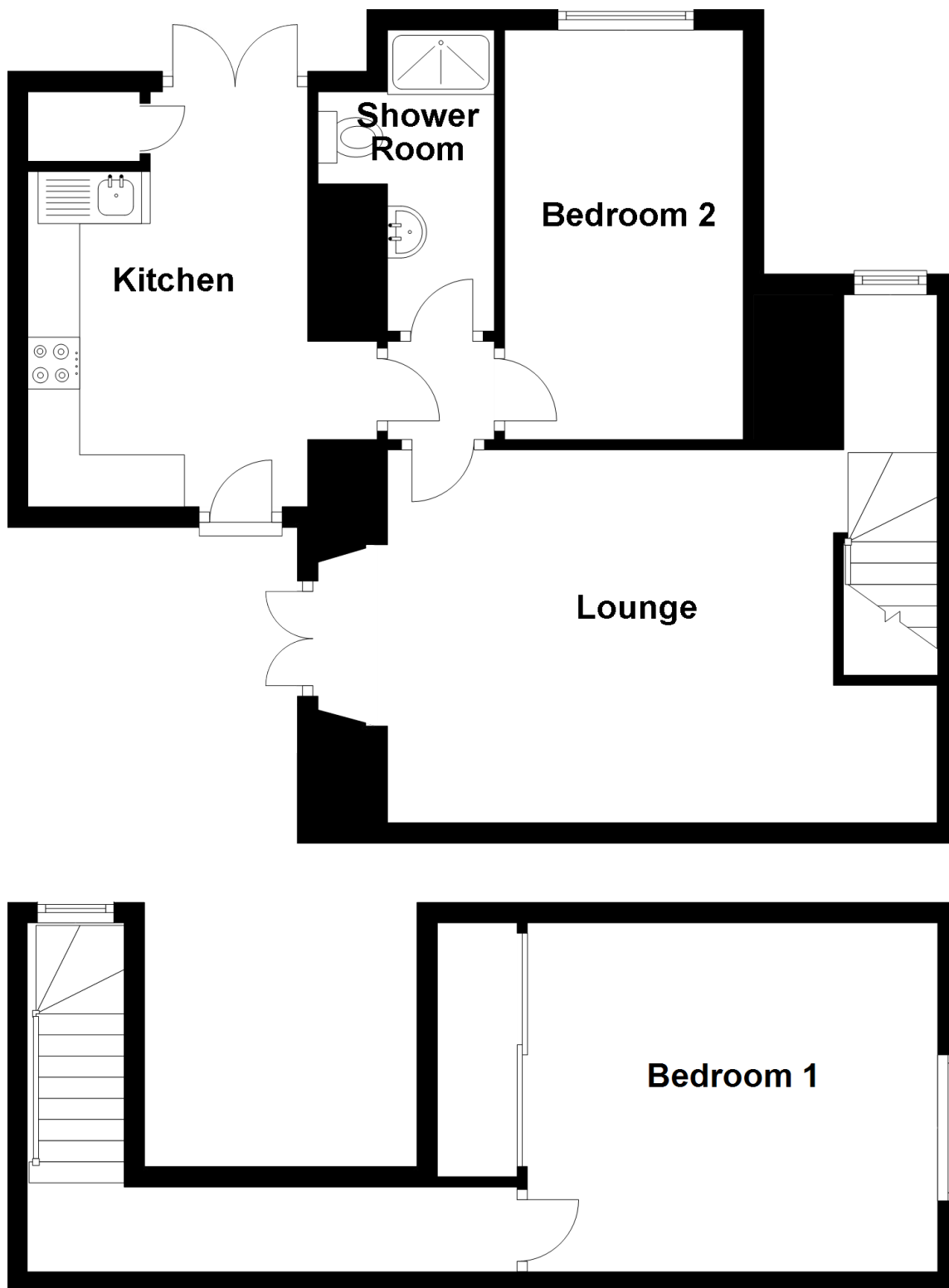






**bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")	Shower Room	2.90m (9'6") x 1.03m (3'5")
Kitchen	4.00m (13'2") x 2.70m (8'10")		
Bedroom 1	4.00m (13'2") x 3.40m (11'2")	Gross internal floor area (m <sup>2</sup> ): 63m <sup>2</sup>	
Bedroom 2	3.95m (12'11") x 2.30m (7'7")	EPC Rating: D	









---

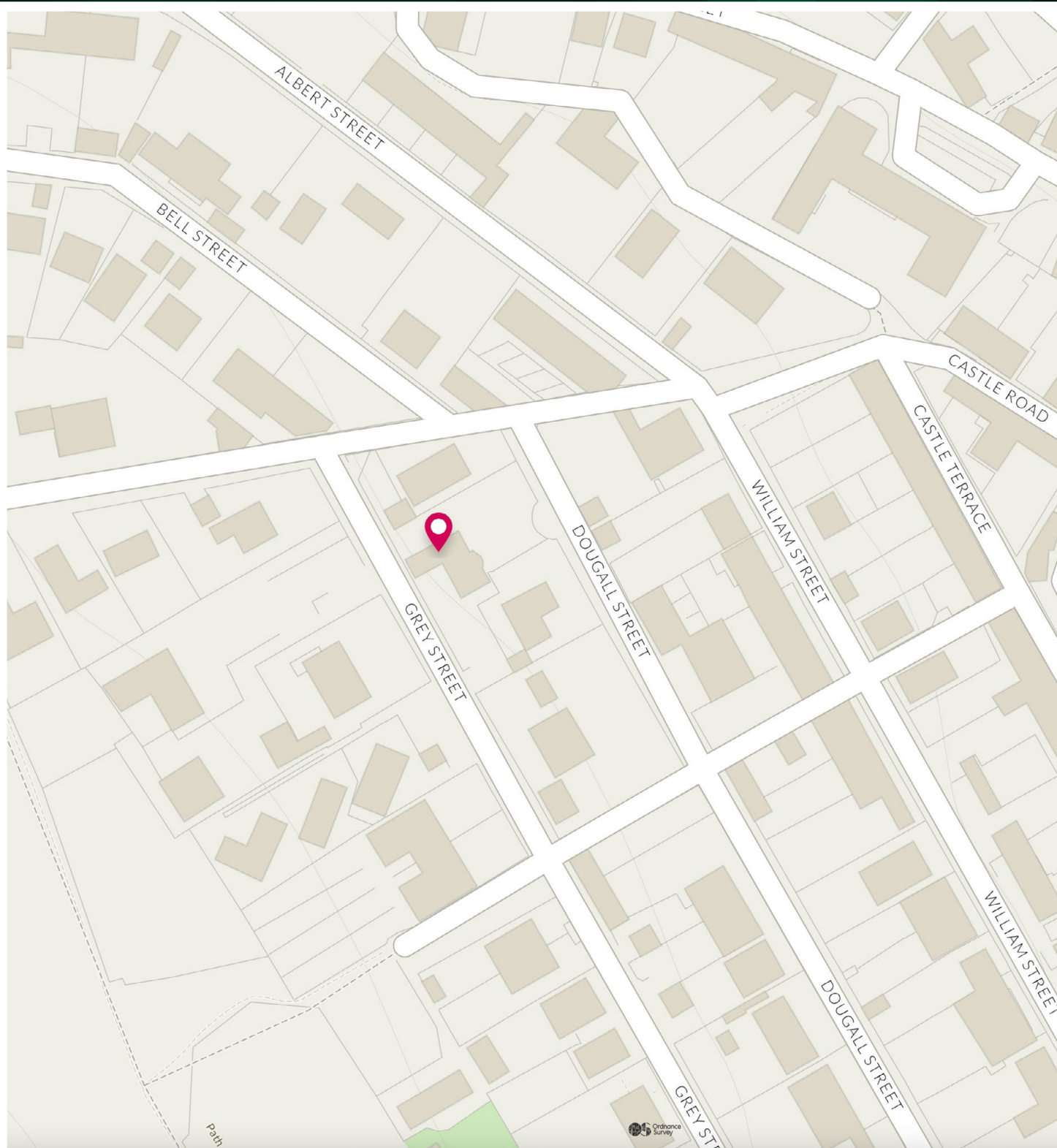
A short drive over the Taybridge to Dundee, Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure and sporting facilities such as golf and sailing at the harbour/ shore area. Tayport is conveniently situated for commuting to Dundee and is well 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.

---





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**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.