

1 Victoria Street

NEWPORT-ON-TAY, DD6 8DJ



Superb location for this upper flat with River and bridge views. The accommodation is full of character and well-proportioned rooms



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McEwan Fraser Legal is delighted to take to the market this well-presented apartment. Offering excellent value for money, this traditional upper flat offers spacious accommodation and elegant proportions. Access is via a set of external stairs and once inside the front door, a staircase leads to the accommodation.

THE LOUNGE



The lounge is a spacious room featuring a rounded, bay window to the front of the building ensuring plentiful natural daylight. Features include the cornice work and the fireplace. The room is carpeted for comfort underfoot. The views from the lounge are stunning over the bridges and the River Tay.

THE KITCHEN & UTILITY



The kitchen is fitted with units at wall and floor level with ample worktop space for food preparation and ample room for a table and chairs at the window to the garden. The kitchen includes a gas hob and built-under electric oven, a dishwasher and a fridge, together with a washing machine and tumble dryer. The kitchen also has excellent storage including a small walk-in pantry with a freezer.





The bathroom is tiled and offers a white three-piece suite with a shower over the bath with a glazed screen. The property benefits from two bedrooms. In addition, there is a good size cupboard or box room.

THE BATHROOM



BEDROOM 1



BEDROOM 2

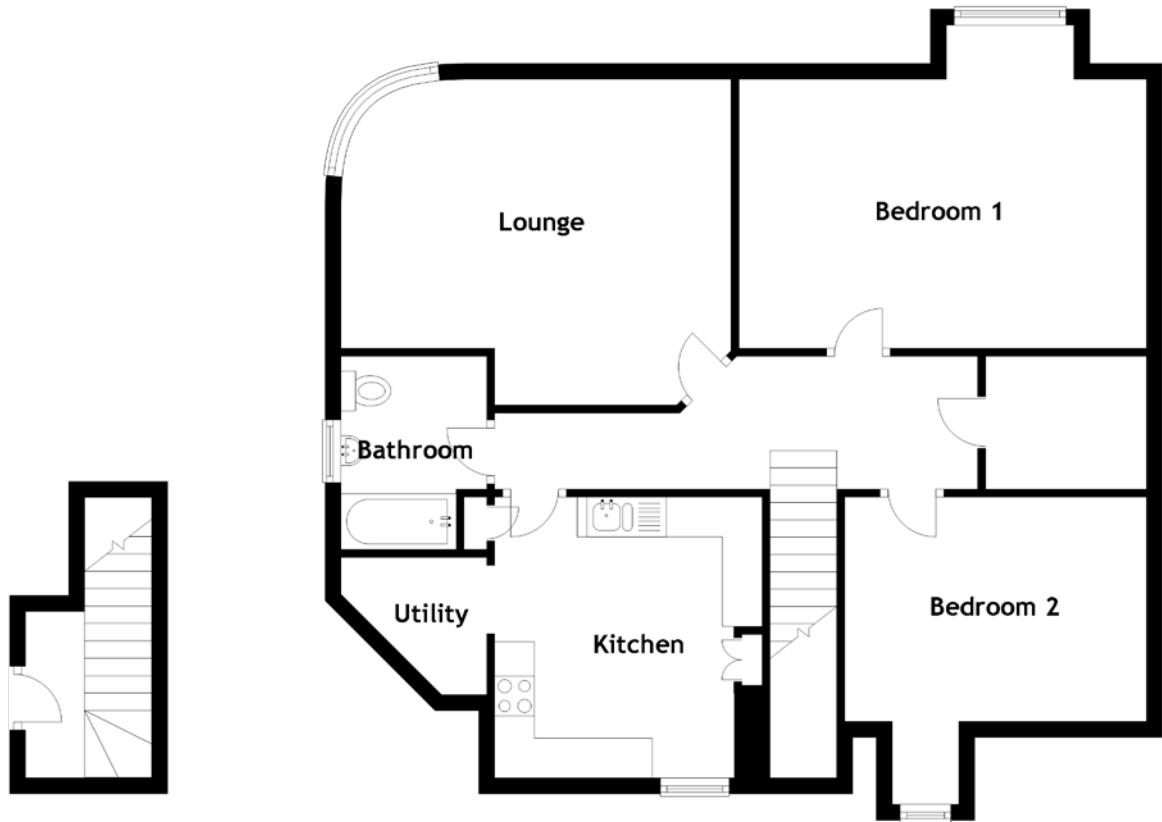


Externally there is a communal drying green and ample on-street parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

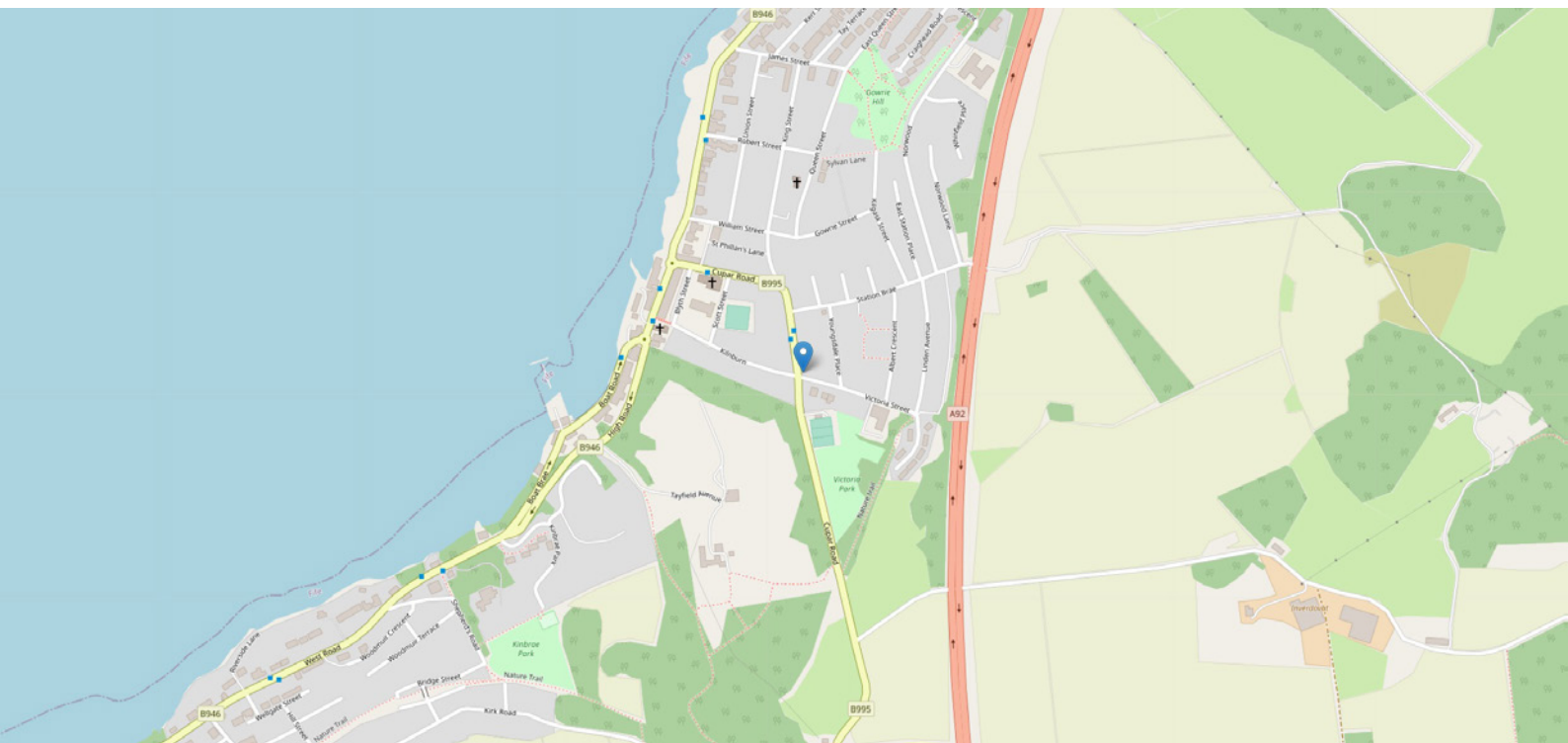


Approximate Dimensions
(Taken from the widest point)

Lounge 4.90m (16'1") x 4.09m (13'5")
 Kitchen 3.53m (11'7") x 3.36m (11')
 Utility 1.83m (6') x 1.73m (5'8")

Bedroom 1 5.12m (16'10") x 3.39m (11'1")
 Bedroom 2 3.86m (12'8") x 3.79m (12'5")
 Bathroom 2.43m (8') x 1.83m (6')

Gross internal floor area (m²): 83m²
 EPC Rating: F



THE LOCATION

Newport-on-Tay, a small residential town in North East Fife, is an attractive rural area with gently rolling countryside and views of the river Tay. The city of Dundee is located across the water, accessible via the Tay Road Bridge, which spans the estuary of the River Tay between Dundee and Newport-on-Tay. The northern exit leads traffic directly into the centre of Dundee.





The residents of Newport-on-Tay benefit from a good range of essential local facilities, including a health centre, sports centre, a postoffice, and a good selection of shops and cafe's. For cultural opportunities and more extensive shopping expeditions, the city of Dundee is a short drive or bus journey from the town centre. The local area is popular for sailing, fishing and golf with the world-famous golf courses of St Andrews within easy reach. For the commuter using road or rail, the town is close to the M90 motorway off junction 8. The nearest mainline railway stations of Dundee and Leuchars provide rail links throughout the country including Aberdeen, Edinburgh, Glasgow and London, and Dundee Airport.




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