



Handsome victorian terraced villa with elegant proportions and fine period detail



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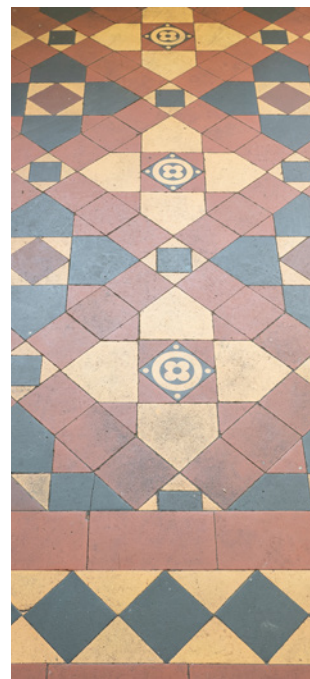


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McEwan Fraser Legal is delighted to take to the market this handsome terraced, Victorian Villa. Elegant proportions and a cheerful colour palette ensure a warm and welcoming home.

THE ENTRANCE & WC



The solid front door welcomes the visitor into the vestibule with original floor tiles. A guest cloakroom is located here with a toilet and wash hand basin. A glazed door opens to the reception hall.

The lounge is spacious with a large bay window and a feature fireplace with a log-burning stove. The modern flooring is a quality nod to the original feature and the cornice and ceiling rose are complete and a pleasure to look at. The sitting room sits between the kitchen and the lounge and this public space can be used for many purposes including a formal dining room, a home office, or a playroom, the choice is yours.

THE LOUNGE



THE SITTING ROOM



THE KITCHEN



The dining kitchen is country-style and includes a large range cooker in an inglenook. A window seat is an ideal spot for a bit of reading and with space for a dining table and armchairs, this room is the heart of family life. The kitchen pulley is the icing on the cake here. A useful pantry area has been carved out from the space adding additional charm and features. A door from the kitchen opens to the back courtyard.





The upper floor is flooded with natural light thanks to the wonderful period cupola, simply gorgeous. There are four bedrooms and a family bathroom. The bathroom includes a bath and a shower cubicle.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



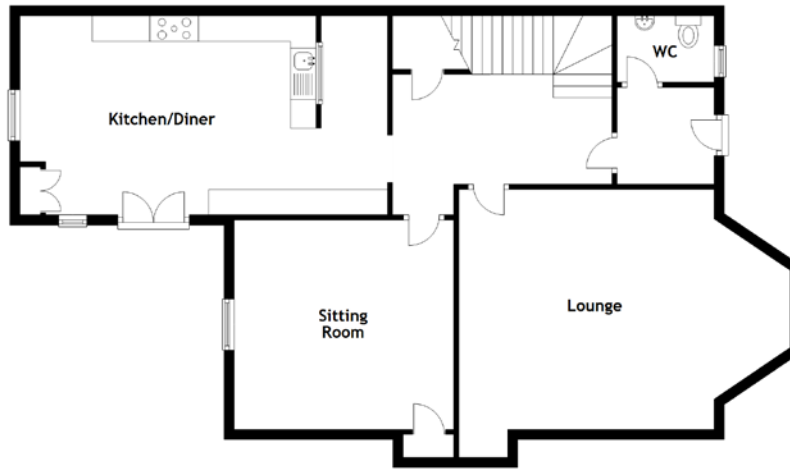
Externally, a good size garden to the front of this home offers entertaining space with a sheltered deck and small lawn area and shrub beds. To the rear is a small courtyard, ideal for those who like to enjoy the sunshine rather than cut a lawn. A staircase from the courtyard leads down to a basement. This area is ideal as a workshop, utility, or store. There is potential, perhaps, to add improvements as a home office for example.

Overall this home offers excellent living space. On-street parking is plentiful.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

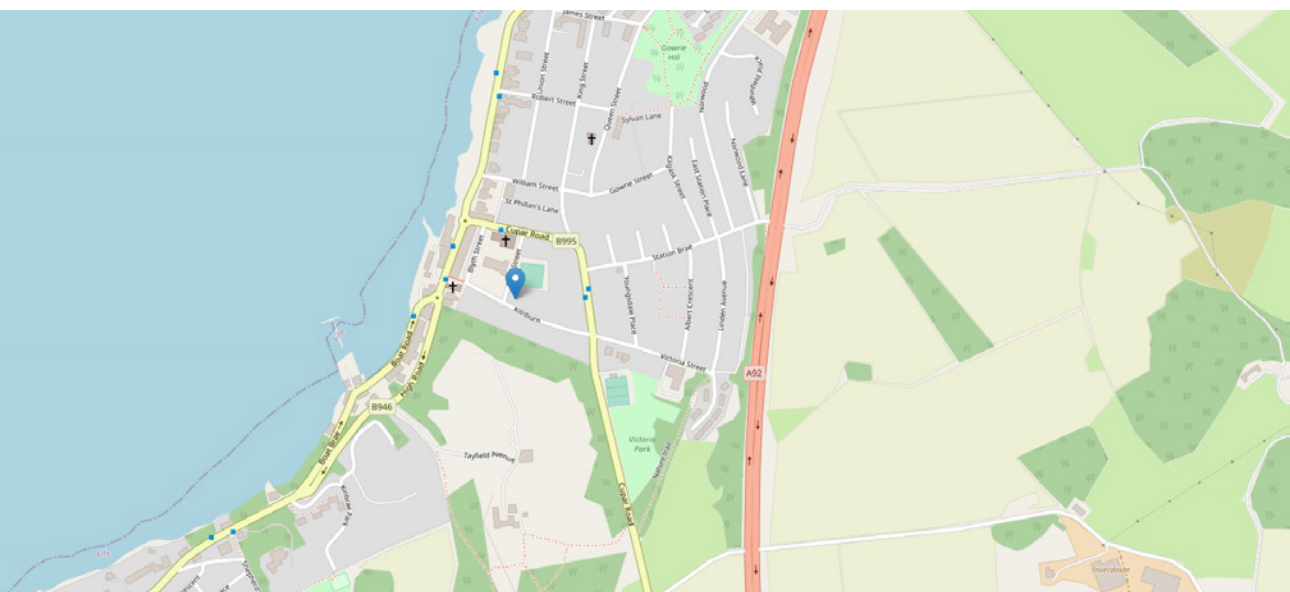


Approximate Dimensions (Taken from the widest point)

Lounge 6.50m (21'4") x 4.70m (15'5")
 Sitting Room 4.30m (14'1") x 4.10m (13'5")
 Kitchen/Diner 5.80m (19") x 3.90m (12'10")
 WC 1.90m (6'3") x 1.30m (4'3")
 Bedroom 1 6.30m (20'8") x 4.50m (14'9")

Bedroom 2 4.20m (13'9") x 4.00m (13'1")
 Bedroom 3 4.10m (13'5") x 3.30m (10'10")
 Bedroom 4 3.70m (12'2") x 3.40m (11'2")
 Bathroom 2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 197m²
 EPC Rating: D



THE LOCATION

Newport-on-Tay, a small residential town in North East Fife, is an attractive rural area with rolling countryside. 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, Post Office and a good selection of shops. 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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