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TAYPORT, DD6 9ND

Tayport is a small town with a harbour on the south side of the River Tay, located on the northeast tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. Situated on the Fife Coastal Path, it overlooks the River Tay across to Broughty Ferry. Tentsmuir Nature Reserve is nearby and perfect for outdoor lovers, and somewhere you can spend the whole day. If you're a golfer, why not play a round at Scotsraig Golf Course, the 13th oldest golf club in the world, or enjoy a tour at one of Fife's newest craft distilleries, Tayport Distillery.

The residents of Tayport benefit from a good range of essential local facilities. 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. 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.

Cross the Tay Bridge and you'll find yourself in Dundee, home to the amazing V&A Dundee. This charming town provides a coastal lifestyle with the major city of Dundee and north Fife towns within easy access including mainline railway stations and Dundee Airport. 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 Fife.



Part Exchange is available. We think you will love this beautifully maintained and presented three-bedroom, semi-detached villa.

Built circa 1880, this home will charm any discerning buyer with character and generous proportions. The front door opens to the hall where there is excellent storage. The spacious Lounge is softly decorated in warm tones with plenty of space for a dining table if required, as well as the sofa. The kitchen offers units at both floor and wall height in a country oak style. Two ovens sit side-by-side and just under the gas hob, all ready to prepare a family meal.

A door from the kitchen area opens out to the gardens. The family shower room is on the ground floor along with a double bedroom and a dining room (or bedroom 4).

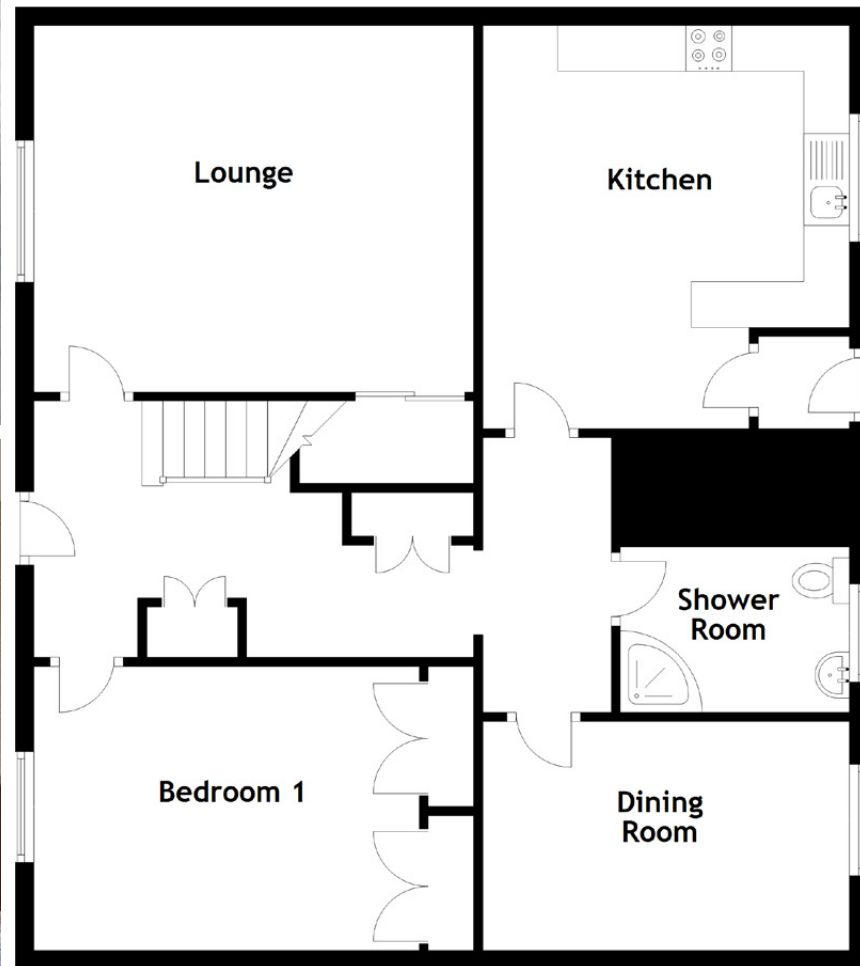
The upper floor has been cleverly extended into the attic creating two more bedrooms and a toilet and wash hand basin. Three of the bedrooms have built-in wardrobes.

The rear garden is immaculately maintained with various areas for sitting to enjoy the garden along with a number of sheds and outhouses and a greenhouse. There is space for the kids to play, space to grow vegetables, space to kick a ball around, and space to entertain friends and family. This garden is a delight.

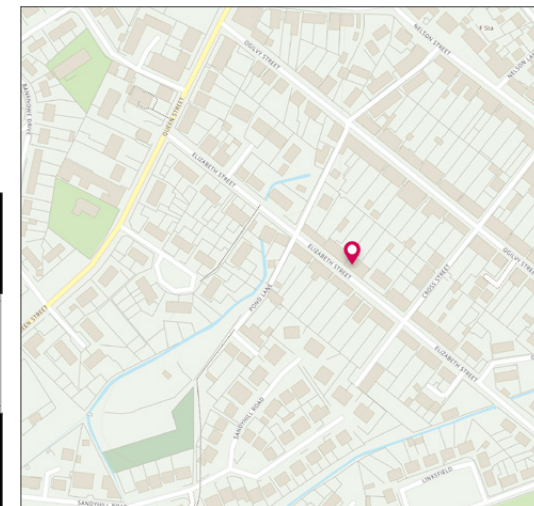
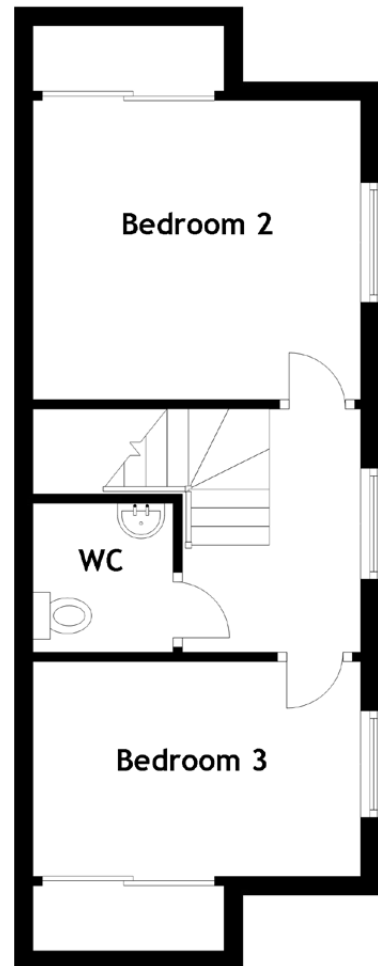




### Ground Floor



### First Floor



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	4.40m (14'5") x 4.00m (13'1")
Dining Room	4.00m (13'1") x 2.50m (8'2")
Bedroom 1	4.20m (13'10") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.50m (11'6") x 2.30m (7'7")
Shower Room	2.50m (8'2") x 1.80m (5'11")
WC	1.59m (5'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>  
EPC Rating: D



  
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**Part  
 Exchange  
 Available**

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