




McEwan Fraser Legal
Solicitors & Estate Agents
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1 William Street

TAYPORT, DD6 9HG

1 WILLIAM STREET

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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.

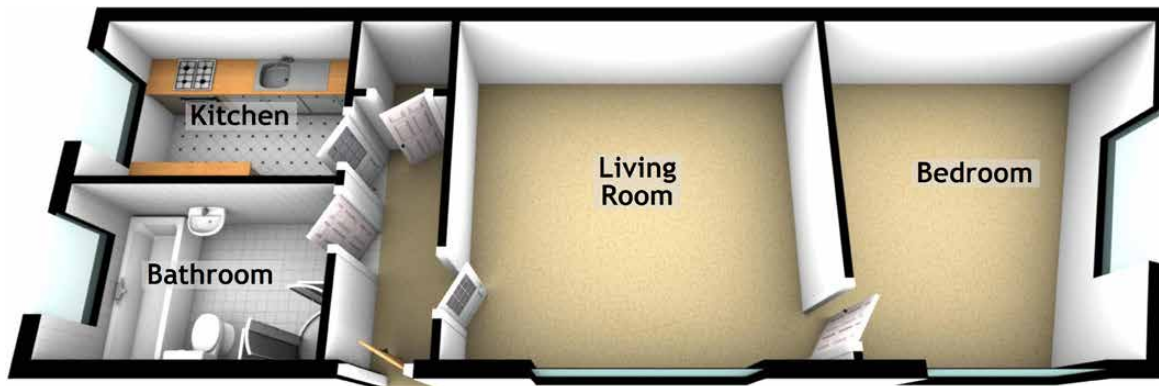
We are delighted to offer onto the open market this spacious one double bedroom upper villa with its own private garden area, stairs up to the flat and parking nearby on the street.

Access from gate in William Street into garden area with stairs up to UPVC front door. The hallway has access to partially floored loft via a Ramsay ladder, doors to all rooms and access to a generous storage cupboard. On the left as you walk-in is the generous sized four-piece bathroom suite comprising of a corner shower cubicle, separate full size bath, wash hand basin and WC. The room also enjoys a heated towel rail, downlights and UPVC opaque window. The kitchen is next along and has a modern range of

eye and base level units with roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Space and plumbing for a washing machine and dishwasher, space for upright fridge/freezer and space for a free standing cooker with a window to the side elevation.

The living/dining room is accessed on the right-hand side and offers a front aspect. The access to the bedroom is from here and the bedroom is a generous size with a front and side aspect. Both of these rooms are flooded with natural light and benefit from views over the Tay and surrounding area. The garden area is low maintenance and fully enclosed with lockable gate.





Approximate Dimensions
(Taken from the widest point)

Living Room	4.42m (14'6") x 4.13m (13'7")
Kitchen	3.19m (10'6") x 1.97m (6'6")
Bedroom	4.12m (13'6") x 4.11m (13'6")
Bathroom	3.03m (9'11") x 1.99m (6'6")

Gross internal floor area (m²): 52m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds and light fittings are included in the sale. Appliances and furniture could be bought by separate negotiation.

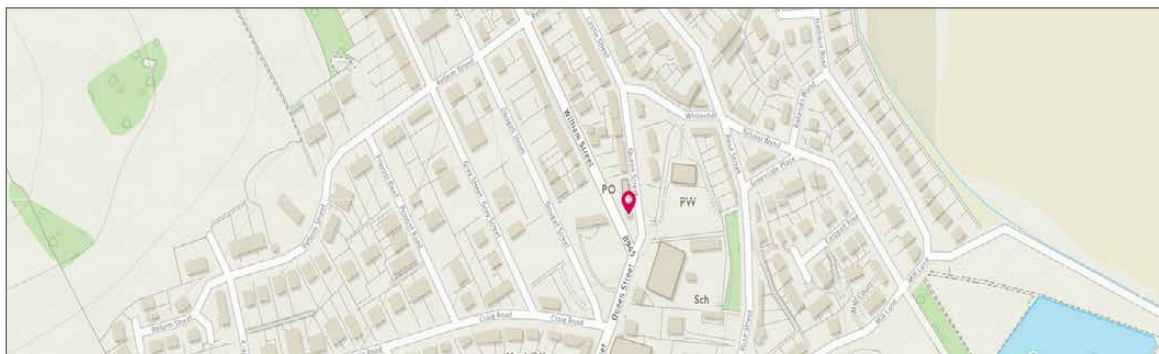


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