




McEwan Fraser Legal

Solicitors & Estate Agents

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26a Castle Street

TAYPORT, DD6 9AF



THE LOCATION

Tayport is a small town with a harbour on the south side of the River Tay, located on the north-east tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. It has evolved largely as a pleasant dormitory village for Scotland's fourth city. 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, which is the 13th oldest golf club in the world! Or enjoy a tour at one of Fife's newest craft distilleries - Tayport Distillery - which makes flavoured gin, vodka and eau de vie. Cross the Tay Bridge and you'll find yourself in Dundee, home to the amazing V&A Dundee.

Castle Street sits comfortably on an elevated site and within comfortable commuting distance of Dundee City and St Andrews. This charming town provides a coastal lifestyle with the major city of Dundee and the 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. The Northern exit leads traffic directly into the centre of Dundee. 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.

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, a leading teaching Hospital and some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all tastes.

26A CASTLE STREET

McEwan Fraser Legal is excited to offer to the market this exciting semi-detached bungalow with views of the River Tay marina. The accommodation is impressive, exudes great charm and character and offers excellent accommodation by today's expectations. The accommodation is generously proportioned with many unique features and the result is an uplifting space.

The lounge includes a dining area and a wood-burning stove adds a nice feature. French doors open to a small deck with steps down to the communal garden. The kitchen offers ample floor and wall units with a new integrated dishwasher recently installed. The bathroom offers a large, walk-in, shower cubicle as well as a bath, toilet and vanity sink. There are three good size bedrooms. The principle bedroom has a small study, ideal for those working from home.

Please note that whilst this is a bungalow with accommodation on one level, there are steps down to the front door and down from the lounge into the garden. The garden is communal with three properties. On-street parking is available.





SPECIFICATIONS & DETAILS

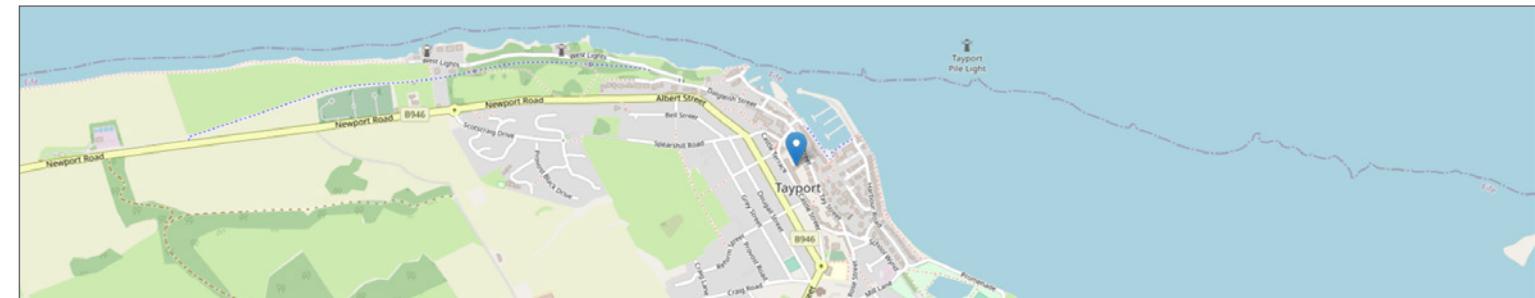


Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 4.90m (16'1")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Study	2.90m (9'6") x 1.20m (3'11")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	4.50m (14'9") x 3.00m (9'10")
Bathroom	3.20m (10'6") x 2.40m (7'10")

Gross internal floor area (m²): 119m²

EPC Rating: C






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**Part
Exchange
Available**

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Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer