



20 Queen Street, Tayport, DD6 9NE

Offers Over £240,000

Contact Solicitors for an
appointment to view or Telephone
owner direct outwith office hours

07745998613

Chamber Practice 



- **Entrance Vestibule**
- **Hallway**
- **Lounge**
- **Sitting Room/Bedroom 4**
- **Dining Kitchen**
- **3 Double Bedrooms**
- **Bathroom & Shower Room**
- **Box Room**
- **Double Glazing**
- **Gas Central Heating**
- **Period Features**
- **Large Rear Garden**
- **Basement**
- **Super Family Home**

The Chamber Practice are delighted to bring to market this traditional semi detached villa situated in a popular area of Tayport within easy reach of many local amenities including local primary school, convenience stores, leisure and recreation facilities and public transport links. Central Tayport with its many amenities including a variety of cafes and take-aways, Post Office, shops and lovely harbour area are also within easy reach and Dundee City Centre and St. Andrews are a short drive away.

Practical benefits include generously proportioned rooms, period features, double glazing, gas central heating, bathroom facilities on both floors and plentiful storage.

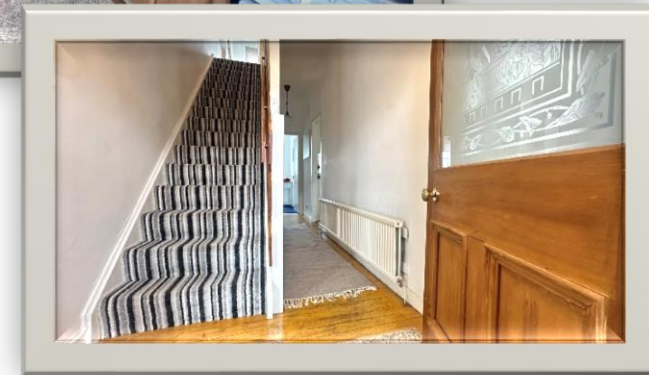
Accommodation comprises: entrance vestibule; hallway with connecting doors to lounge, sitting/bedroom 4, dining kitchen and shower room, storage cupboard and carpeted staircase leading to upper floor; bright and spacious lounge with fireplace and recessed display shelving; another versatile public room currently used as a sitting room however could be used as a ground floor double bedroom; large dining kitchen with fitted base and wall mounted units, slot in electric cooker, washing machine and fridge freezer, plumbing for dishwasher, shelved storage cupboard and ample space for dining table and chairs; and shower room with W.C., vanity unit and shower cubicle housing electric shower. On the upper floor there are 3 double bedrooms, 2 with built in wardrobe/storage facilities; family bathroom with W.C., wash hand basin and bath with electric shower over; and a box room which could be used as a home office. Externally there is a large fully enclosed rear garden with lawn, mature trees and shrubs, raised patio area and large storage cellar with power points, lighting and garden tap. The low maintenance front garden has decorative chips and attractive plants and shrubs to the side.

This particular property would make an excellent family home and early viewing is highly recommended.

Tayport is located on the north east tip of the Kingdom of Fife and looks across the River Tay towards Broughty Ferry. Tayport is home to Scotsraig Golf Course, the 13th oldest golf club in the world and the wonderful Tentsmuir Nature Reserve is nearby, a haven for wildlife, perfect for walking and cycling.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

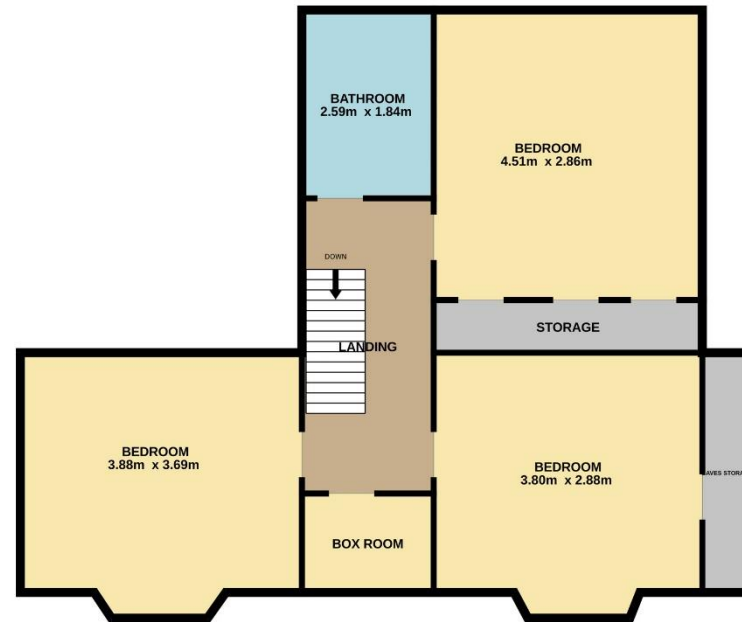




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, light fittings, window blinds where fitted and white goods.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.