

Lawyers and Estate Agents



53 CRAIG ROAD, TAYPORT, DD6 9LD

This attractive, 3/4 bedroom, detached villa is located in an elevated position on the outer fringes of the popular village of Tayport offering rural views out over the neighbouring farmland. The spacious and adaptable family accommodation comprises 3/4 double bedrooms, 1/2 public rooms, kitchen, study, shower room and separate WC. It benefits from double glazing, gas central heating and generous storage facilities. Externally the mature and colourful gardens to the front and rear offer plenty of scope for family life and the keen gardener while a private driveway provides access to a detached single garage. The village of Tayport has shopping to cater for everyday requirements along with its own 18 hole golf course, tennis club and bowling green, well regarded primary school and doctors surgery. More extensive shopping and leisure facilities can be found in nearby Dundee or St Andrews. The area enjoys excellent accessibility which together with the main line railway stations located at Dundee and Leuchars make this an ideal location for the commuter.

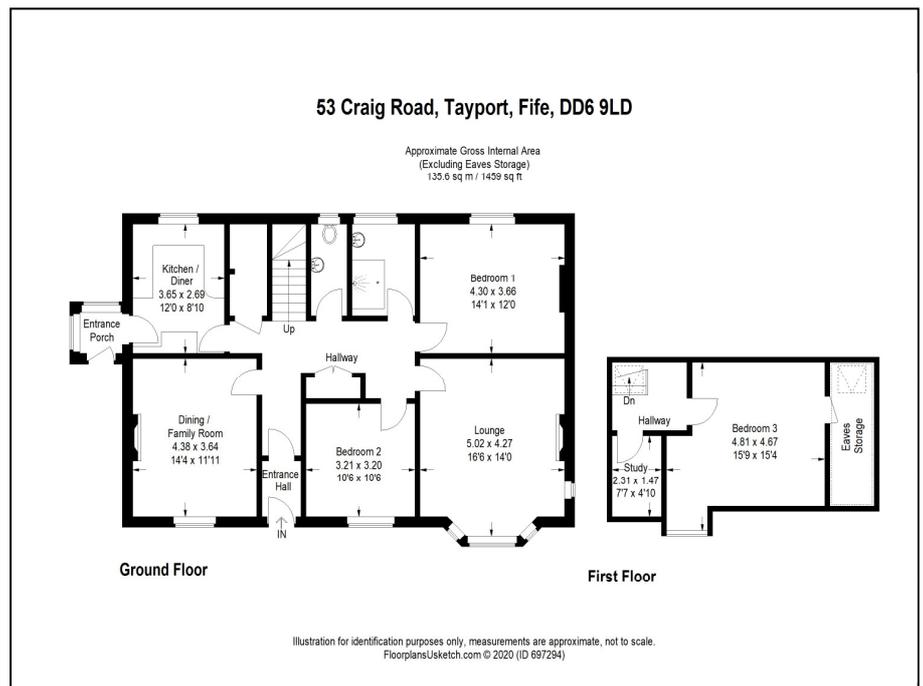


OFFERS OVER £225,000

Locally there is plenty to offer for the outdoor enthusiast with lovely walks from the doorstep through the neighbouring Scotsraig Estate. Cyclists, runners and dogwalkers can enjoy the myriad of tracks and trails through Tentsmuir Nature Reserve just a short distance away whilst the scenic Fife Coastal Path passes right round the pretty working harbour down in the village itself.

SUMMARY OF FEATURES:

- Detached villa in a quiet residential area
- 3/4 double bedrooms & study
- 1/2 public rooms
- Fitted kitchen
- Shower room and separate WC
- Gas central heating and double glazing
- Good sized, mature gardens to front and rear
- Detached garage
- Driveway with private parking



ENERGY RATING – E COUNCIL TAX BAND – E

DIRECTIONS – On entering Tayport on the B945 from St Michaels turn left onto Banknowe Drive then left again onto Banknowe Avenue before turning right onto Banknowe Road and finally left onto Craig Road. The destination is on the right. A for sale board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF ANY OFFER TO SELL