



4 STRUAN STREET, NEWPORT ON TAY, DD6 8DR

This spacious semi-detached 2 bedroom property is set in an elevated position with views out to the Tay Bridge and Dundee from the upper levels. The property is conveniently situated within walking distance of local amenities and the Dundee to St Andrews bus route. The flexible and well-proportioned living accommodation is cleverly arranged over three levels to include lounge, kitchen diner, 2 double bedrooms, family bathroom and home office/playroom. The property lies within good sized garden grounds to front and rear with timber shed and metal garden store.



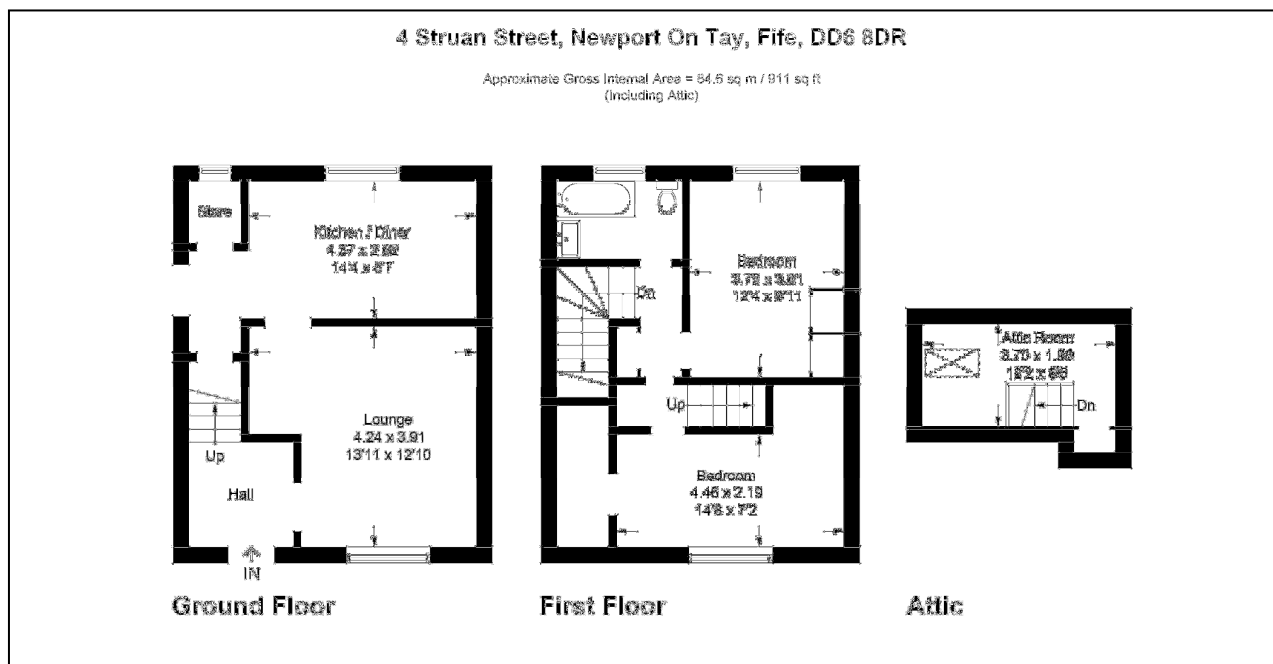
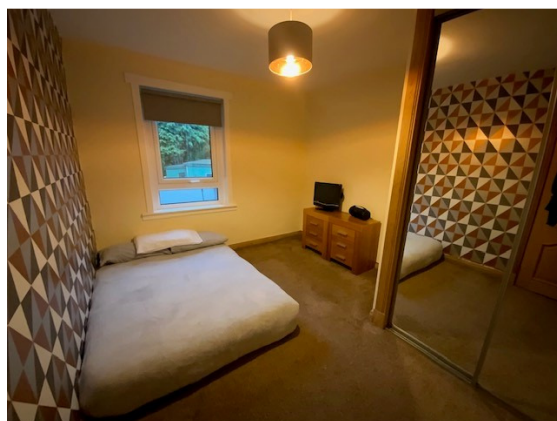
OFFERS OVER £160,000

www.williamsgraywilliams.co.uk

Due to its position at the end of the street the property benefits from a good sized plot with generous garden grounds providing plenty scope for family activities and entertaining. The town of Newport-on-Tay is located a short drive from Dundee and within comfortable commuting distance of Cupar and St Andrews. Local amenities available in Newport-on-Tay include a fine range of shops, leisure centre, primary school and health centre. A more extensive range of shops, services and amenities are available in nearby Dundee.

SUMMARY OF FEATURES

- Semi detached villa in popular coastal town
- 2 double bedrooms
- Lounge
- Home office/playroom
- Family bathroom
- Generous storage facilities
- Gas central heating and double glazing
- Garden grounds with timber shed and garden store



ENERGY RATING – D

COUNCIL TAX BAND – B

DIRECTIONS – Heading north towards Dundee on the dual carriage way section of the A92 turn left onto Station Brae. Struan Street is a short way down the hill on the right hand side. The Property is on the right hand side at the end of the cul de sac and 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