

Thorntons
The right way to move

4 Butter Wynd, Tayport, Fife
DD6 9DA

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## Summary

Impressive three-bedroom semi-detached cottage situated within the heart of Tayport, conveniently located for a wide range of amenities including local shops, primary school, bus routes, parks, the beach, and harbour. The accommodation comprises: bright lounge with access to conservatory/dining area, modern fitted kitchen, three bedrooms, ensuite and family bathroom. Externally, the property enjoys a beautifully maintained, low-maintenance front garden. To the rear, there is a private enclosed courtyard, providing an ideal area for outdoor relaxation and entertaining.

## Features

- Stunning Cottage
- Prime Central Location
- Convenient For Local Amenities
- Hall, Bright Lounge
- Kitchen, 3 Bedrooms
- Conservatory
- Bathroom & En Suite
- Double Glazing & Gas CH
- Mature Gardens
- Viewing Highly Recommended

## Room Measurements

Lounge 12'10" x 11'2" (3.90m x 3.40m)
Kitchen 14'10" x 5'8" (4.27m x 1.73m)
Bathroom 8'9" x 4'9" (2.67m x 1.45m)
Bedroom 11'3" x 10'6" (3.43m x 3.20m)
Bedroom 12'10" x 11'2" (3.90m x 3.40m)
Bedroom 11'2" x 10'6" (3.40m x 3.20m)
Ensuite 8'0" x 2'11" (2.44m x 0.90m)



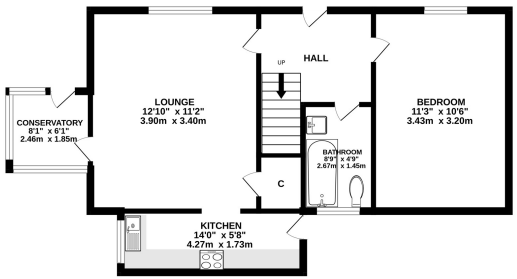




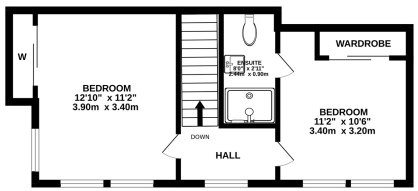


# Floorplan

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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