

Thorntons
The right way to move

22 Tayview Terrace,

Newport-on-Tay,
DD6 8AT

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Property Summary

With its highly desirable position in Newport-on-Tay, this attractive ground-floor flat offers an unusually generous layout, private gardens and beautiful views towards the River Tay. Enjoying its own private entrance, the flat combines the convenience of single-level living with the proportions and character of a traditional home.

A grand reception hall sets the tone, leading to a bay-windowed living room with parquet flooring and fireplace overlooking the Tay and a spacious dining room. A breakfasting kitchen, utility room, two double bedrooms, walk-in wardrobe, bathroom and guest WC provide excellent flexibility. Ornate cornicing, with five original corbels adding character and period charm. Ornate cornicing, with five original corbels adding character and period charm.

Outside, generous private gardens offer seating space, thriving planting and exceptional outdoor space, complemented by a detached garage and driveway for ample off-street parking.

Features

- Traditional ground-floor flat in Newport-on-Tay
- Private main entrance
- Attractive interiors with lovely period details including ornate cornicing with 5 original corbels
- Bay-windowed living room with Tay views
- Grand reception hall with parquet flooring and a fireplace
- Spacious dining room
- Breakfasting kitchen and utility room
- Two double bedrooms
- Walk-in wardrobe
- Bathroom with overhead shower has original tiles & Guest WC
- Private front, rear and side gardens
- Detached garage and driveway parking
- Gas central heating and single glazing



















Click here to take a virtual tour











Newport-on-Tay, Fife

Situated on the northern banks of the River Tay, Newport-on-Tay is a picturesque coastal town enjoying a peaceful setting with open countryside and waterfront walks on the doorstep. Well positioned for commuting, the Tay Road Bridge provides a direct link to Dundee, just minutes away by car, bringing the city's extensive shopping, cultural, leisure and employment opportunities within easy reach.

Closer to home, Newport-on-Tay has a good selection of everyday amenities, including independent shops, cafés, restaurants and takeaways, while nearby Dundee provides larger supermarkets and more extensive retail facilities. The town also benefits from excellent outdoor opportunities, with scenic walks along the River Tay and easy access to the surrounding Fife countryside. Nearby Wormit, Gauldry and Balmerino offer further opportunities to explore, with Balmerino home to the historic ruins of its 13th-century abbey.

Dundee is a UNESCO City of Design and offers an impressive range of cultural and leisure attractions, including the V&A Dundee, RRS Discovery and HM Frigate Unicorn, alongside museums, theatres, cinemas, sports facilities, restaurants and bars. The city also provides education at all levels, including the University of Dundee. St Andrews, renowned for its historic university, world-famous golf courses and attractive town centre, is also within easy reach.

Newport-on-Tay is well connected by road and bus, with Dundee railway station providing rail services across Scotland and Dundee Airport offering flights to London City. The combination of a tranquil riverside setting, strong local amenities and easy access to Dundee and St Andrews makes Newport-on-Tay an appealing place to live.

Floorplan



Main Floor Building 1



Main Floor Building 2

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Approximate total area(1)

145.1 m²

1561 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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