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1 Gowrie Street
Newport-on-Tay, Fife, DD6 8ED







A generous three-bedroom ground-floor apartment conveniently located near the town centre

3 Bed | 1 Bath | 1 Reception

Enjoying a convenient setting just a few minutes' walk from the vibrant high street, this delightful and welcoming ground-floor apartment is presented in move-in condition and offers comfortable accommodation throughout.

The sale includes all fitted carpets, floor coverings and blinds, together with the integrated oven and hob, freestanding fridge-freezer and bedroom wardrobes, making this an appealing and practical choice for prospective buyers. Further benefits include double glazing and gas central heating.

The well-proportioned accommodation comprises a comfortable lounge with dual-aspect windows that provide attractive views across the River Tay, together with a kitchen featuring a generous range of floor and wall-mounted units. There are three double bedrooms, two of which benefit from fitted storage, as well as a contemporary family bathroom fitted with a shower over the bath.

Externally, residents have access to a communal garden area, while ample on-street parking is available adjacent to the property.

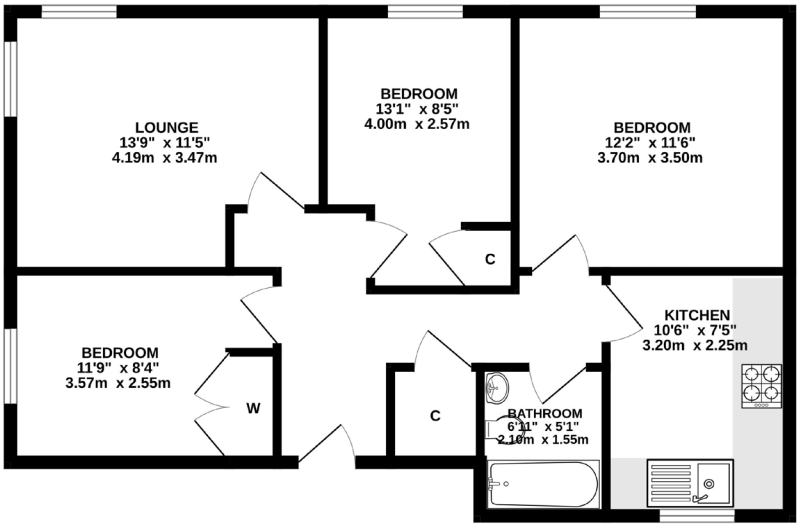
With its spacious layout and convenient location close to Newport's wide range of local amenities, this appealing home is ideally suited to first-time buyers, and early viewing is highly recommended.

Features

- Hallway
- Lounge
- Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Communal Gardens
- EPC C

Offers Over £165,000

GROUND 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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Set on the south bank of the River Tay, Newport-on-Tay is a charming town within easy commuting distance of Dundee city centre via the Tay Bridge. Residents enjoy excellent local amenities, with the high street offering minimarkets, a cheesemonger and deli, and the renowned Sutherlands Hair and Beauty Salon. The town has a primary school, while secondary education is available at Madras College in the historic golfing town of St Andrews, around 10 miles away. Newport is also popular with sailing enthusiasts, and golfers can enjoy nearby courses at Tayport and Drumoig.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.