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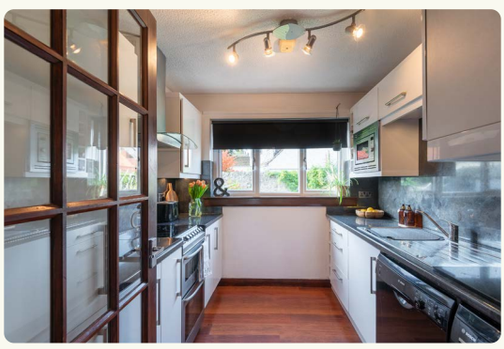
9 Erskine Road,
Tayport DD6 9EY







Two Bedroom Main Door Flat in Move in Condition

2 Bed 1 Bath 1 Reception

Beautifully presented throughout and offered in true move-in condition, this attractive two-bedroom ground floor flat enjoys a cul-de-sac setting and benefits from its own main door entrance, making it an excellent choice for a wide range of buyers including first-time purchasers and downsizers.

The accommodation comprises a welcoming entrance hallway with a large storage cupboard, a bright and spacious lounge, and a well-appointed fitted kitchen incorporating an integrated fridge freezer and microwave. The cooker, washing machine and dishwasher are all included within the sale.

There are two generously sized bedrooms, both benefiting from built-in wardrobes, while the family bathroom is fitted with a three-piece suite, electric shower over the bath and a stylish chrome heated towel rail.

The property further benefits from double glazing and electric heating.

Externally, there is a lovely garden to the front, together with a beautifully maintained private rear garden. The garden is laid predominantly in lawn with a patio seating area and a variety of mature plants and shrubs. A timber garden shed, also included within the sale, provides useful outdoor storage. There is a designated parking space directly in front of the property.

Included in the sale are all blinds, curtains and light fittings. The window shutters will also be included.

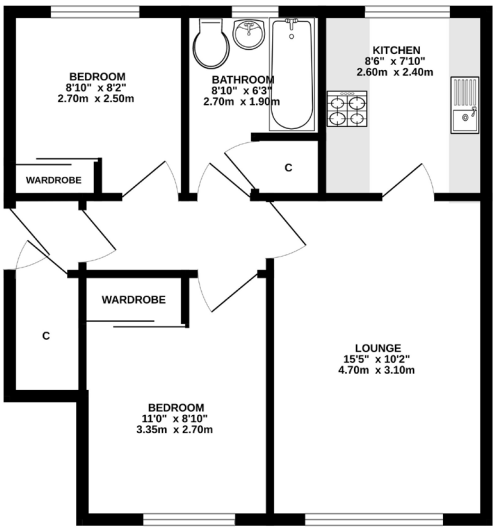
Early viewing is highly recommended to appreciate the quality of accommodation and superb outdoor space on offer.

Offers Over £155,000

Features

- Hall with storage off
- Bright and spacious lounge
- Fitted Kitchen
- Two Bedrooms with built in wardrobes
- Family Bathroom
- Electric Heating
- Double glazing
- Gardens
- Residents parking
- EPC Rating D

GROUND FLOOR



9 ERSKINE ROAD TAYPORT

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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Tayport is situated on the banks of the River Tay with good local facilities including shops, primary school, social and leisure facilities including marina, Tentsmuir National Nature Reserve and beach. For the golf enthusiast there are the courses at Scotscraig and Drumoig with historic St Andrews and the famous Old Course just a fifteen-minute drive. There are regular commuter bus services to the surrounding areas as well as Dundee, St Andrews, Leuchars and Cupar. Dundee lies just over the bridge and offers all the amenities of a major city with main line railway links to north and south of the country, airport offering flights to London and some other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.