



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

2-4 Whitenhill, Tayport, DD6 9BZ

Offers Over
£220,000



***"Detached One And A Half Storey
Extended Cottage"***

Accommodation: Entrance Vestibule, Lounge, Dining Kitchen, Master Bedroom with En-Suite Shower Room, 2 Further Bedrooms, Bathroom, Gas Central Heating & Double Glazing.



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Description

MML Law are delighted to bring to the market this deceptively spacious detached one and half storey charming cottage erected around 1800 and extended and re-modelled in 1993, located in the heart of the popular coastal town of Tayport.

This desirable low maintenance home benefits from double glazing and gas central heating and has ample storage throughout.

The accommodation comprises:- on ground level, Entrance Vestibule, Spacious lounge offering comfortable living space. Fitted kitchen with wall and base mounted units and ample space for dining table and chairs. Gas hob and electric oven, washing machine and integrated fridge/freezer. Master bedroom, benefitting from built in wardrobe and en-suite shower-room incorporating 2 piece grey suite and walk-in shower cubicle, further double bedroom with storage cupboard providing hanging space, family bathroom with three piece suite and mains shower over bath, fully tiled walls. From the ground floor level there is a metal spiral staircase giving access to Bedroom 3 on the upper level. Bedroom 3 is a spacious double bedroom with ample storage space.

Outside

The property is situated at the corner of Whitenhill and to the front is a cobbled lane serving a number of properties. Unrestricted on street parking is readily available.

This is a lovely family home with adaptable accommodation. Early viewing is highly recommended in order to appreciate the accommodation on offer.

Included In Price

All carpets and floor coverings, window blinds where fitted. Hob and oven, washing machine and integrated fridge freezer.



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Area

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 Scotsraig 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

Viewings

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07886 638285.

Home Report

Contact Solicitors for a copy of the Home Report.



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Accommodation

Lounge	15'6" x 11'9"
Dining Kitchen	15'6" x 11'8"
Master Bedroom	17' x 11'9"
En Suite	4'6" x 6'10"
Bedroom 2	11'9" x 10'5" #
Bedroom 3	16'3" x 12'7"
Bathroom	7'3" x 5'3"



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GROUND FLOOR



ATTIC 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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