



**MML Law**

**MMLAW.CO.UK**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

6 William Payne Court, Tayport, DD6 9NU

Offers Over  
£135,000



***"Ground Floor Flat Located In Quiet Cul-De-Sac"***

Accommodation: Entrance Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom, Gardens, Gas Central Heating and Double Glazing. Residents Parking.



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## Description

MML Law are pleased to bring to the market this spacious ground floor flat which forms part of a small development of similar styles properties within a quiet cul-de-sac.

The property opens to the entrance hallway with storage cupboard. Spacious lounge offering comfortable living space with glass sliding doors opening to patio area. Fitted kitchen with wall and base mounted units. Gas hob and oven. 2 Double Bedrooms of similar size, both benefitting from double wardrobes with mirror sliding doors. Bathroom with three piece suite and mains shower over bath, fully tiled walls.

## Outside

The property is accessed off of Ogilvy Street which leads to a tarred residents car park with allocated parking space.

To the rear of the flat is a small patio and a separate plot laid in chips. Mutual bin store under the external stair and a metal shed.

## Included In Price

All carpets and floor coverings, window blinds where fitted. Hob and oven.

## 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





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## Viewing

By appointment through Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07713 160690.

## Home Report

Contact Solicitors for a copy of the Home report.

## Accommodation

Lounge	15'2" x 13'11"
Kitchen	7' x 7'7"
Bedroom 1	13'10" x 10'5"
Bedroom 2	9'11" x 9'7"
Bathroom	6'5" x 6'7"



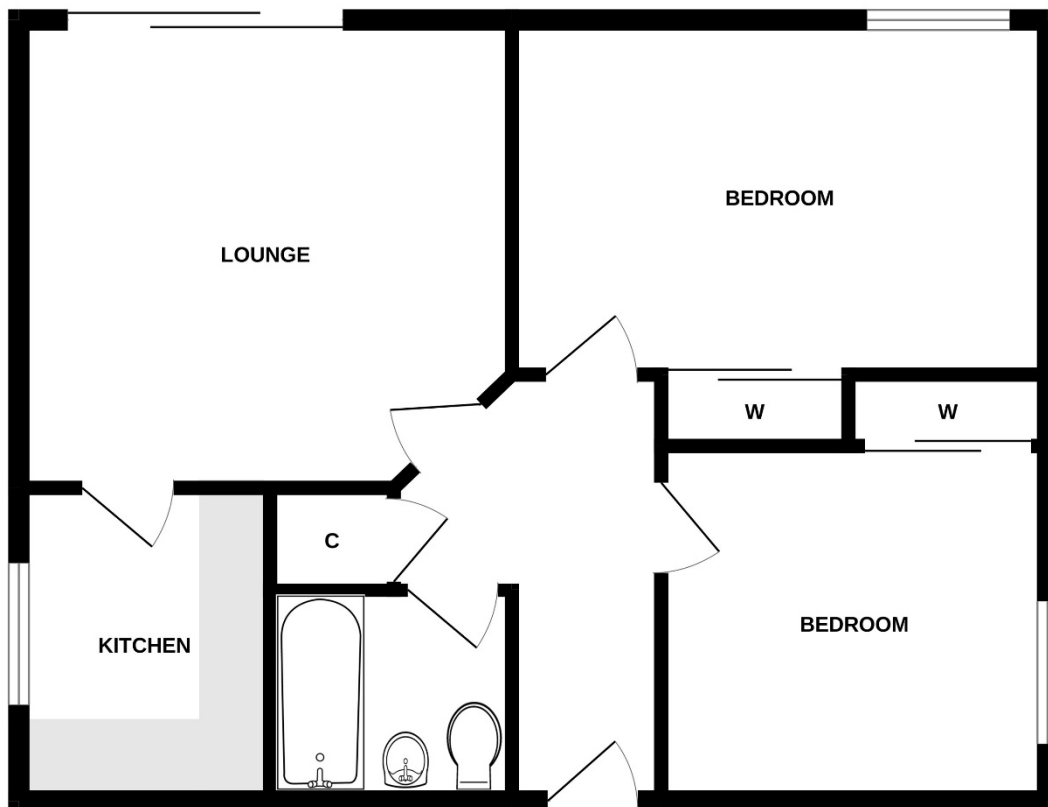
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## GROUND FLOOR



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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