



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

106 Harbour Road, Tayport, DD6 9EU

Offers Over £140,000



***"Top Floor Flat With Uninterrupted
Views Across Tayport Harbour and Beyond"***

Accommodation: Entrance Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom. Gardens, Electric Heating & Double Glazing. Private Parking Space and Visitor Parking. Communal Gardens.



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Description

MML Law are pleased to bring to the market this spacious top floor flat located within a highly desirable shore front location.

The property opens to the entrance hallway with storage cupboard. Spacious lounge offering comfortable living space. From the lounge there are uninterrupted views across Tayport Harbour and the River Tay. The kitchen is located off the lounge and is fitted with a range of wall and base mounted units. Electric oven and hob. Washing machine & Fridge Freezer. 2 Bedrooms, the larger bedroom benefitting from fitted wardrobe and additional storage cupboard. Bathroom with three piece suite and electric shower over bath.

Shared a balcony on the upper landing taking full advantage of the pleasant views available.

The impressive list of attributes include double glazing, electric central heating system and more than ample storage facilities

Outside

Externally, there are well kept communal gardens surrounding the property and a private allocated parking space and additional visitors spaces are available within the car park area designated to the development.

Included In Price

All carpets and floor coverings, window blinds where fitted. All contents in the property apart from the table and chairs.

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 Solicitor. To view telephone 01382 206000.

Home Report

Contact the Solicitors for a copy of the Home Report.

Accommodation

Lounge	14'9" x 10'8"
Kitchen	10'5" x 6'10"
Bedroom 1	11'11" x 10'4"
Bedroom 2	11'9" x 7'2"
Bathroom	7'11" x 6'7"



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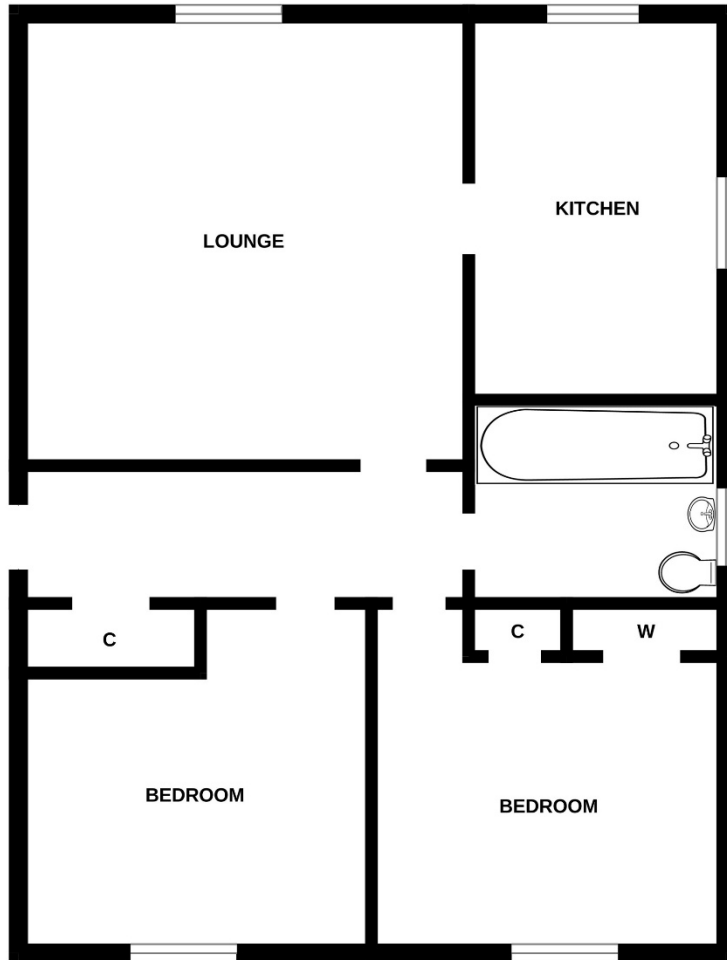
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SECOND FLOOR



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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