



**MML Law**

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

57 Elizabeth Street, Tayport, DD6 9NB

Offers Over  
£185,000



***"Lovely First & Attic Floor Masionette Flat  
With River Views"***

Accommodation: Entrance Porch, Hallway, Lounge/Dining Room, Kitchen, Double Bedroom, Study/Bedroom 4, Bathroom with WC, Cloakroom with WC, 2 Additional Bedrooms, Gas Central Heating, Double Glazing. Private Garden. Wood Store, Outdoor Shed/Workshop. Extensive Attic Space.



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## Description

Excellent opportunity to purchase this immaculately presented First and Attic Floor Masionette Flat, situated to the east side of Tayport. The property forms part of a two storey and attic semi-detached block of two flats, surrounded by similarly styled properties and is set in a quiet area of Tayport. The property provides excellent accommodation and will make an ideal home for a variety of buyers and is conveniently located for all amenities.

Accommodation comprises on the Ground Floor- Hallway, spacious lounge/dining room with ample space for dining table and chairs, modern kitchen fitted with gas cooker, integrated dishwasher and space for fridge freezer and washing machine. There are 2 bedrooms with bedroom 4 currently being used a study. There is a cloakroom with WC and three piece family bathroom with electric shower fitted over the bath.

On the Attic Floor there are two bright double bedrooms, there is also a walk-in wardrobe providing excellent storage space. The attic is floored and provides storage which is accessed via the walk-in wardrobe.

The property benefits from gas central heating throughout and double glazing.

Viewing is highly recommended to avoid disappointment.

## Outside

There are extensive mature garden grounds to the rear partially laid to lawn. By the front entrance there is an additional smaller area of private garden ground. There is also a shared drying green shared with the downstairs neighbour. Outdoor shed/workshop with running water and electricity supply. Separate wood store.

## 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 mainline railway links to the north and south of the country, airport offering flights to London and come other cities while the A90 gives easy access to Aberdeen, Perth, Edinburgh and Glasgow.



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## Included In Sale

Carpets and floor coverings, window blind and light fittings where fitted. Integrated dishwasher (no warranties are given)

## Viewing

By appointment through Solicitors on 01382 206000 or alternatively for evenings and weekends telephone 07788 297690.

## Home Report

Contact Solicitor for a Copy of the Home Report.

## Accommodation

Lounge/Dining Area	11'9" x 23'10"
Kitchen	12'11" x 10'3"
Bedroom	12' x 7'6"
Bedroom /Study	10'11" x 8'10"
WC Cloakroom	5'2" x 4'11"
Bedroom	13'10" x 9'
Walk In Wardrobe	10'3" x 6'11"
Bedroom	10'3" x 16'1"
Bathroom	5'3" x 9'5"



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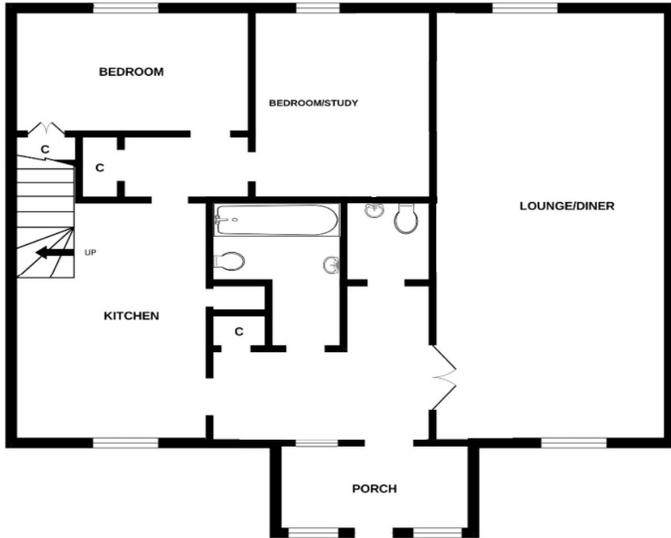


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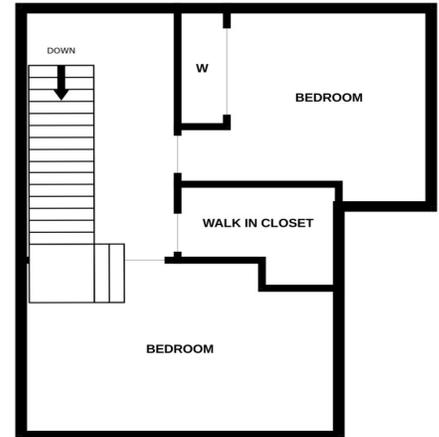
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1ST FLOOR  
81.3 sq.m. approx.



ATTIC FLOOR  
40.6 sq.m. approx.



TOTAL FLOOR AREA : 121.9 sq.m. approx.

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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