

# THE WHITE HOUSE

— Main Road, Gauldry, Newport-on-Tay, Fife, DD6 8RP —



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# WELCOME TO THE WHITE HOUSE

Generous detached house in Gauldry offering four bedrooms, three reception rooms, a breakfasting kitchen, a home office, and two bathrooms, plus delightful, mature gardens, a detached single garage, and a private multi-car driveway.



## GENERAL FEATURES

- Generous detached house in Gauldry
- Spacious & flexible accommodation over three floors
- Tastefully presented, modern interiors

## ACCOMMODATION FEATURES

- Sheltered porch and entrance hall with built-in storage
- Elegant living room with ceiling beams & log-burning stove
- Southwest-facing dining room with garden views
- Beautifully appointed kitchen with breakfast bar and separate utility room
- Versatile conservatory with garden access
- Three double bedrooms with built-in wardrobes/storage
- Fourth bedroom/sitting room
- Useful home office
- Stylish four-piece family bathroom
- Separate shower room
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Beautifully maintained, mature gardens
- Detached single garage and multi-car driveway

# CONTENTS

04	FLOORPLAN
08	THE ENTRANCE An inviting entrance hall with useful built-in storage
10	THE RECEPTION ROOMS Perfect spaces for family life and entertaining
16	THE KITCHEN Well-appointed cooking zone with a breakfasting island
20	THE BEDROOMS Tranquil, tastefully presented sleeping areas
25	THE BATHROOMS Two stylish, modern washrooms
29	GARDENS & PARKING Beautiful mature gardens & excellent private parking
30	THE AREA Gauldry is a small, charming village in Fife

PROPERTY NAME  
The White House

LOCATION  
Fife, DD6 8RP

APPROXIMATE TOTAL AREA:  
253.9 sq. metres (2732.9 sq. feet)

Ground Floor - First Floor - Attic - Externals -

The floorplan is for illustrative purposes. All sizes are approximate.







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## WELCOME TO THE WHITE HOUSE

This four-bedroom, two-bathroom detached house in Gauldry represents an ideal family home, with a wealth of living space, a generous garden, and excellent private parking. The home is well-presented with tasteful modern interiors and a neutral palette of décor throughout. Gauldry is a small, charming village just a stone's throw from the banks of the River Tay, two and a half miles from Wormit, and a little over five miles from Newport-on-Tay. The village is surrounded by the picturesque Fife countryside and also lies within easy reach of the coast, and it enjoys easy access to everyday amenities nearby, whilst Dundee and its outstanding city amenities are a short journey away.

A charming external pillared entrance porch shelters the front door, which opens into an inviting entrance hall with useful built-in storage and space for coat and shoe storage.





# PERFECT SPACES

## FOR FAMILY LIFE AND ENTERTAINING

The living room spans a spacious footprint yet conveys a cosy, homely ambience, with a warming log-burning stove nestled beneath a wood mantel, and characterful exposed ceiling beams, all enhanced by pared-back neutral décor and wood-styled flooring. Plenty of space is provided for various configurations of lounge furniture. From here, double doors open into a versatile, sun-filled conservatory, representing a flexible second reception area in which to enjoy the garden all year round, with French doors offering direct garden access.









# SOUTHWEST-FACING DINING ROOM WITH GARDEN VIEWS



The third and final reception area is a dining room which enjoys a sociable open-plan layout with the kitchen and provides an ideal space for sit-down family meals and entertaining with guests – sure to appeal to those who enjoy hosting dinner parties!







# WELL- APPOINTED COOKING ZONE

## WITH A BREAKFASTING ISLAND

The kitchen is well-appointed with a wide range of modern wall and base cabinets and spacious composite, marble-inspired worktops, all set against neutral décor and enhanced by the same charming ceiling beams as the living room. A breakfasting island offers additional cabinetry and workspace, as well as being the perfect space for morning coffee, busy weekday breakfasts, and socialising while cooking. An adjoining utility room (with external access) supplements the kitchen, housing additional cabinetry and workspace and offering a discrete space for laundry appliances.



A Rangemaster cooker is neatly housed within the cabinets and paired with a splashback panel and an extractor hood, with additional integrated appliances comprising a combination microwave, a larder fridge, and a dishwasher.





# TASTEFULLY PRESENTED SLEEPING AREAS



The home has three well-proportioned double bedrooms, all enjoying tasteful décor and comfortable fitted carpets for optimum comfort underfoot. The principal bedroom is accompanied by a large, wall-to-wall built-in wardrobe with mirrored sliding doors, whilst the remaining two sleeping areas are supplemented by useful built-in cupboards. A versatile

room within the attic is currently set up as an additional sitting area but could easily eland itself to a fourth bedroom, if desired. There is also a handy home office space in the attic, providing an ideal quiet area for those who work or study from home.







# TWO STYLISH MODERN WASHROOMS



The house has two well-appointed washrooms – a shower room on the ground floor and a four-piece family bathroom on the first floor. The fully tiled shower room comprises a corner enclosure, a pedestal basin, and a WC, whilst the family bathroom comes complete with a bathtub, a deluxe walk-in enclosure with a rainfall showerhead and handset, a basin set into vanity storage, a WC, and a tall chrome towel radiator.

The home is kept warm by a gas central heating system (powered by a new boiler installed in 2023) and benefits from double-glazed windows throughout.





THERE IS ALSO A HANDY HOME OFFICE SPACE IN THE ATTIC, PROVIDING AN IDEAL QUIET AREA FOR THOSE WHO WORK OR STUDY FROM HOME



# BEAUTIFUL MATURE GARDENS

## & EXCELLENT PRIVATE PARKING

Externally, the house is perfectly complemented by delightful, leafy mature gardens. Boasting a sunny southwest-facing aspect, this fantastic outdoor space features a large, well-maintained lawn, a border of leafy shrubs, mature trees, and colourful planting, a pond, and a patio area for outdoor seating and barbecues. A summerhouse, a shed, a kennel, and a greenhouse are also included. Excellent private parking is provided by a detached single garage (with light, power, and an electric roller door) and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale.





# GAULDRY

Gauldry is a small, charming village in Fife, situated just a stone's throw from the River Tay and approximately 2.5 miles from Wormit, just over five miles from Newport-on-Tay, and a short drive from Dundee which is around eight miles away. Gauldry also has good links to both Cupar and St Andrews. The village enjoys the best of both worlds, being surrounded by the picturesque countryside and within easy reach of the coast, as well as benefiting from easy access to excellent nearby amenities. Gauldry itself has a village hall with various events, clubs, and classes throughout the year, as well as a pop-up Post Office, whilst Wormit and Newport-on-Tay are home to shops, other everyday essential services, and a range of cafés, coffee shops, and restaurants. The city's outstanding amenities are of course also easily accessible, including several major supermarkets, shopping centres offering well-known high street retailers, and independent stores.

The surrounding towns and the city also enjoy excellent sports, fitness, and leisure facilities, with a number of sports clubs, fitness classes and groups, leisure centres, and gyms. For those who prefer to exercise outdoors, the countryside surrounding Gauldry offer the perfect backdrop for scenic walks, runs, and exercising animals. For families with children of school age, there is a primary school in the village, with pupils usually following onto Madras College in St Andrews. Dundee also provides private childcare and schooling options, as well as universities and a college. Gauldry benefits from a bus service connecting across the county and into the city, whilst nearby road links make travelling by car fast and efficient.



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## ► Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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