# THE WHITE HOUSE

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



# 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

# SLUENTS

04 FLOORPLAN

08 THE ENTRANCE

An inviting entrance hall with useful built-in storag

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

THE WHITE HOUSE



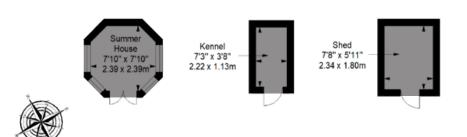


PROPERTY NAME The White House LOCATION Fife, DD6 8RP

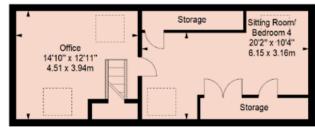


The floorplan is for illustrative purposes. All sizes are approximate.

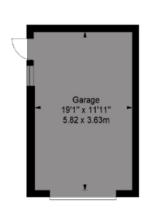


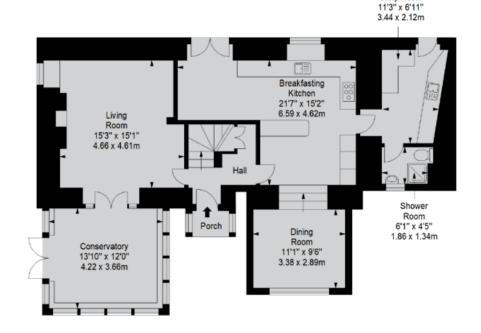


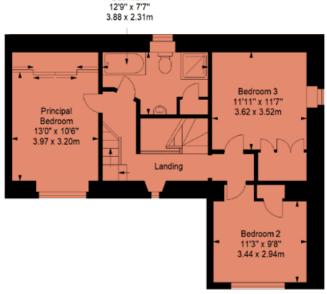
Utility Room



Bathroom







THE WHITE HOUSE





# PERFECT SPACES

# FOR FAMILY LIFE AND ENTERTAINING

he 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



he 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 sitdown family meals and entertaining with guests - sure to appeal to those who enjoy hosting dinner parties!











# WELL-APPOINTED COOKING ZONE

# WITH A BREAKFASTING ISLAND

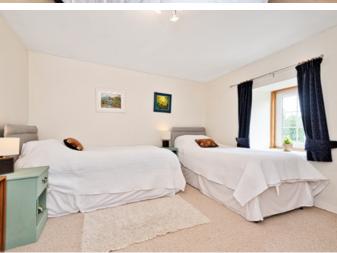
The kitchen is well-appointed with a wide range of modern wall and base cabinets and spacious composite, marble-inspired worktops, all set against neutral décor and enhanced by the same charming ceiling beams as the living room. A breakfasting island offers additional cabinetry and workspace, as well 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.

16 THE WHITE HOUSE THE WHITE HOUSE



# TASTEFULLY PRESENTED SLEEPING AREAS





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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 guiet area for those who work or study from home.



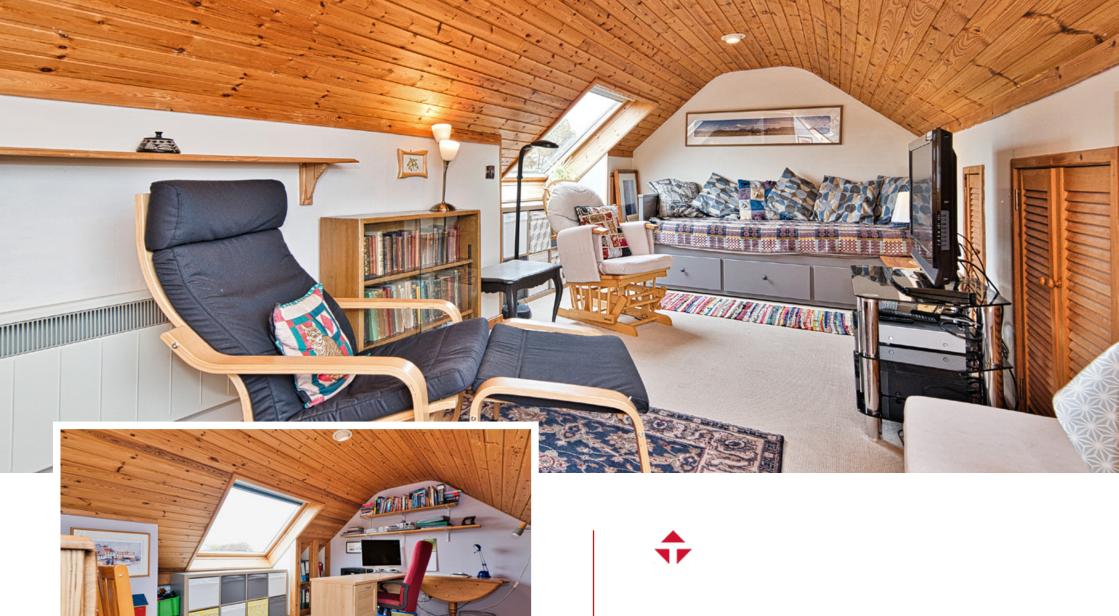






he house has two well-appointed washrooms – a shower room on the ground floor and a four-piece family bathroom on the first floor. The fully tiled shower room comprises a corner enclosure, a pedestal basin, and a WC, whilst the family bathroom comes complete with a bathtub, a deluxe walk-in enclosure 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

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# & 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.

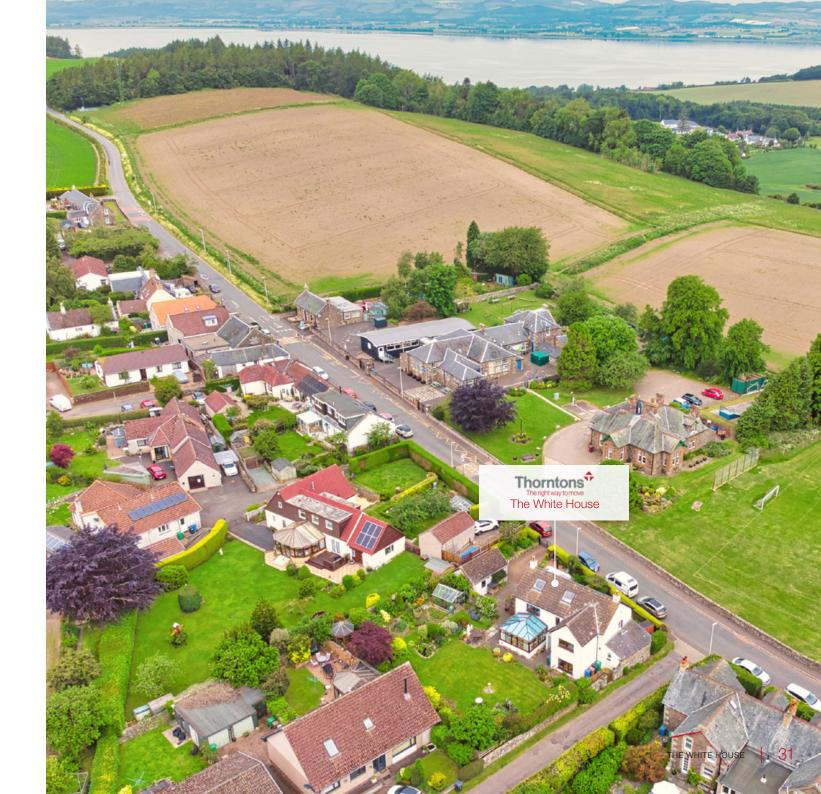


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# GAULDRY

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 Newporton-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.







## **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@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

### **PFRTH**

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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