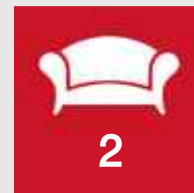




**Thorntons**  
The right way to move

1 Dundee Road, Newtyle,  
Perth, Perthshire PH12 8UF



2



3



1



E





## Summary

Charming three-bedroom semi-detached home offering an excellent opportunity for first time buyers/families and investors. Set within a popular village location of Newtyle, the house benefits from well-proportioned accommodation throughout, providing generous living and bedroom space ideal for family life. The property is complemented by a manageable, enclosed garden, offering a safe and practical outdoor space for children to play, as well as scope for family entertaining. Conveniently located close to local amenities including schooling and shops, the home is also well placed for commuting, with straightforward access to Dundee, Perth and further afield.

## Features

- Three-bedroom semi-detached home
- Well-proportioned rooms throughout
- Scope for modernisation and personalisation
- Enclosed, manageable garden
- Close to local amenities and schooling
- Ideal for commuters to Dundee, Perth and beyond
- Double Glazing and Gas Central Heating

## Room Measurements

Living Room 14'11" x 13'3" (4.54m x 4.05m)

Breakfasting Kitchen 12'10" x 12'0" (3.90m x 3.65m)

Dining Room 10'6" x 7'10" (3.21m x 2.40m)

Utility Room 9'11" x 6'8" (3.02m x 2.029m)

Store 7'6" x 3'10" (2.29m x 1.18m)

Bedroom 17'9" x 12'5" (5.40m x 3.79m)

Bedroom 12'10" x 9'11" (3.92m x 3.03m)

Bedroom 8'11" x 8'11" (2.72m x 2.71m)

Box Room 6'9" x 4'2" (2.05m x 1.27m)

Bathroom 8'10" x 5'2" (2.70m x 1.58m)



Charming three-bedroom semi-detached home offering  
an excellent opportunity for first time buyers/families  
and investors











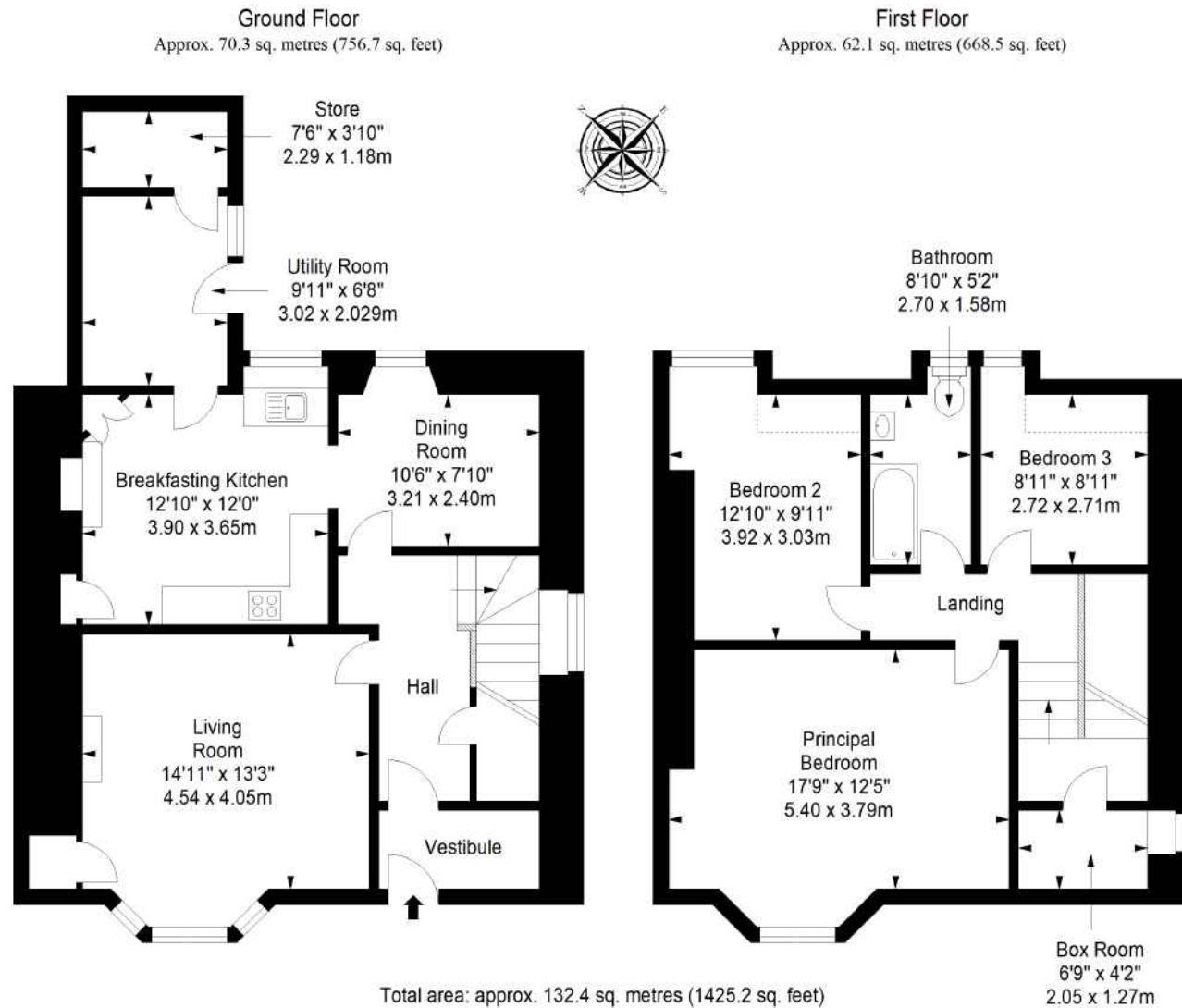
With its spacious layout, family-friendly setting and potential to add value, this property will appeal to a wide range of buyers







# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

# Thorntons

The right way to move



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10  
3EA  
01333 310481  
[anstrutherea@thorntons-law.co.uk](mailto:anstrutherea@thorntons-law.co.uk)

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
[arbroathea@thorntons-law.co.uk](mailto:arbroathea@thorntons-law.co.uk)

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
[bonnyriggea@thorntons-law.co.uk](mailto:bonnyriggea@thorntons-law.co.uk)

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
[edinburghea@thorntons-law.co.uk](mailto:edinburghea@thorntons-law.co.uk)

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
[cuparea@thorntons-law.co.uk](mailto:cuparea@thorntons-law.co.uk)

### DUNDEE

Whitehall House, 33 Yeaman Shore,  
Dundee DD1 4BJ  
01382 200099  
[dundeaea@thorntons-law.co.uk](mailto:dundeaea@thorntons-law.co.uk)

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
[forfarea@thorntons-law.co.uk](mailto:forfarea@thorntons-law.co.uk)

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
[perthea@thorntons-law.co.uk](mailto:perthea@thorntons-law.co.uk)

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 383977  
[genea@thorntons-law.co.uk](mailto:genea@thorntons-law.co.uk)

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
[standrewsea@thorntons-law.co.uk](mailto:standrewsea@thorntons-law.co.uk)

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS