



1 Seacraig Court, Newport-On-Tay, DD6 8BH

Immaculately-Presented, Two-Bedroom, Dual-Aspect, Ground Floor Flat with Private Garden Plot

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Property Description

Immaculately presented, two-bedroom, dual aspect, ground-floor flat with a private garden, part of an established development. Set on a quiet side street, close to the waterfront, in the heart of the desirable town of Newport-On-Tay, Fife.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Ready-to-move-in, with light neutral decor throughout, highlights include a stylish kitchen with integrated appliances, a modern bathroom suite, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and a wood-burning stove for the lounge.

Externally, the property benefits from an enclosed garden plot with a lawn, patio and store shed; an additional shared green and patio; and unrestricted parking.

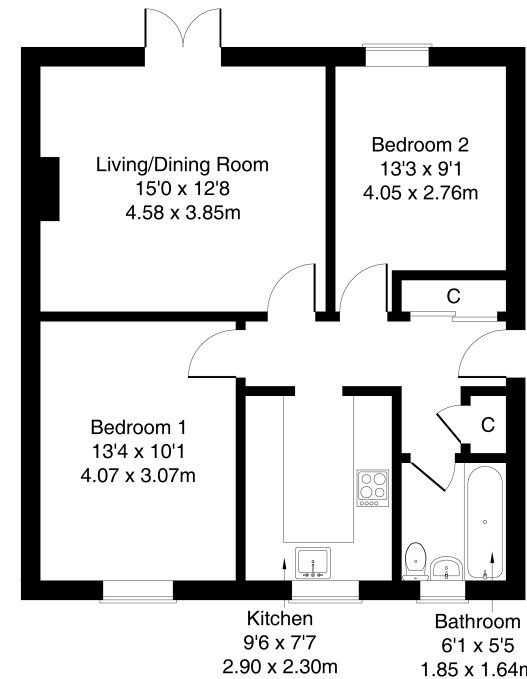
A welcoming entrance hall affords access throughout the property, including two convenient storage cupboards. Set to the rear, a stunning living room has modern herringbone-style flooring continuing from the hall, light decor, a central light fitting, a wood-burning stove with a wooden surround, and patio doors leading to the southerly-facing garden. Set to the front, with matching herringbone-style flooring extending into the stylish kitchen, modern fitted units include marble-effect worktops with matching upstands, a sink with a drainer, and a breakfast bar; with integrated appliances including an oven, a gas hob with an extractor fan, a wine cooler, a dishwasher, a washing machine, and a fridge/freezer.

Bedroom one is set to the front and offers a generous room, tastefully finished with light decor, carpeted flooring, a central pendant light fitting, and plenty of space for furnishings. A further well-presented bedroom is set to the rear, with light decor and carpeted flooring. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite, including a rainfall shower over the bath and marble-effect tiled splash walls.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newport-on-Tay is a desirable village on the south shore of the Firth of Tay in the north-east of Fife, opposite Dundee, with views of the two bridges that cross the River Tay and distant views of the Scottish Highlands. Located at the southern end of the Tay Rail Bridge, the town is perfect for the commuter, with Dundee just 3.5 miles away and St Andrews 11 miles away. With excellent viewpoints and scenic walks in

the surrounding area, Newport-on-Tay also offers further recreation at Gowrie Wood Playpark, Victoria Park, Wormit Bay and Waterstone Crook Sports Centre. The town offers its own primary school and secondary school; whilst amenities are available locally, with a busy high street and excellent places to eat and drink; and major retailers and supermarkets in Dundee.





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