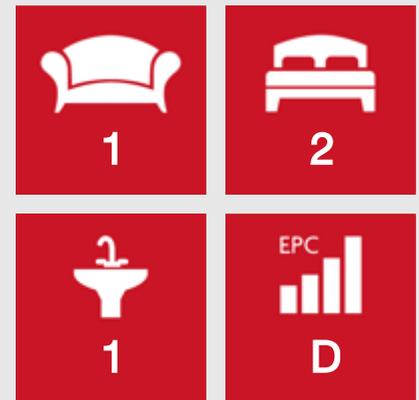




**Thorntons**  
The right way to move

7 Union Street, Newport-on-Tay, Fife DD6 8BP





## Summary

This is an excellent opportunity to purchase this charming mid-terraced villa, ideally positioned within a popular and well-established residential area of Newport. Newport offers an excellent selection of local amenities including independent shops, a primary school, cafés, and a picturesque harbour, while also providing straightforward access to Dundee, St Andrews and surrounding areas. The well-proportioned accommodation is presented in move-in condition and comprises: lounge, modern fitted kitchen, well-appointed bathroom and two bedrooms. Externally, the property enjoys a well-maintained courtyard area, providing an attractive and easily manageable outdoor space. There is also the added advantage of a spacious shed and wood store, offering excellent external storage solutions.

## Features

- Mid Terrace Villa
- Popular Location
- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms
- Multifuel Stove
- On-Street Parking
- Private courtyard garden
- Gas CH & DG. EPC D

## Room Measurements

Lounge (13'9" x 9'9" ) 4.20m x 2.98m

Kitchen (12'2" x 10'10") 3.70m x 3.31m

Bedroom (12'2" x 10'8") 3.70m x 3.25m

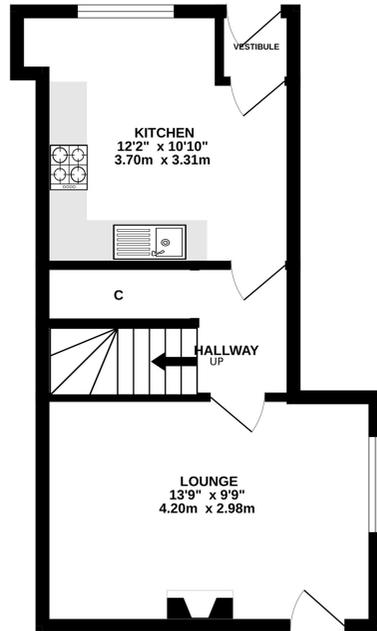
Bedroom (7'7" x 6'11") 2.30m x 2.10m

Bathroom (9'9" x 5'4") 2.98m x 1.63m

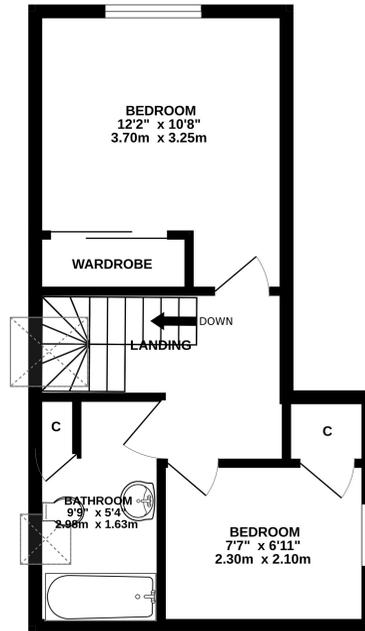


# Floorplan

GROUND FLOOR



1ST FLOOR



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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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.

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