




McEwan Fraser Legal
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19 Balgove Avenue
GAULDRY, NEWPORT-ON-TAY, DD6 8SQ

Balgove Avenue sits comfortably in the popular village of Gauldry within comfortable commuting distance of Dundee City and St Andrews.

This charming village provides a rural lifestyle with the major city of Dundee and north Fife towns within easy access including mainline railway stations and Dundee Airport. The village itself has a primary school, community hall, church, public house, Post Office and shop.

Nearby Newport-on-Tay, a small residential town in north east Fife is an attractive rural area with rolling countryside. The city of Dundee is located across the water, accessible via the Tay Road Bridge, which spans the estuary of the River Tay between Dundee and Newport-on-Tay. The northern exit leads traffic directly into the centre of Dundee. The residents of Newport-on-Tay benefit from a good range of essential local facilities, including a health centre, sports centre, Post Office and a good selection of shops. For cultural opportunities and more extensive shopping expeditions, the city of Dundee is a short drive or bus journey from the town centre.

The local area is popular for sailing, fishing and golf, with the world famous golf courses of St Andrews within easy reach. For the commuter using road or rail, the town is close to the M90 motorway off junction 8 and the nearest mainline railway stations of Dundee and Leuchars provide rail links throughout the country, including Aberdeen, Edinburgh, Glasgow and London, and Dundee Airport.



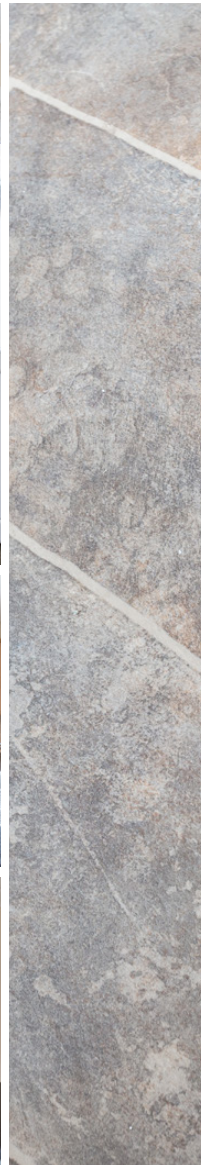
View of Newport-On-Tay from Law Hill in Dundee.

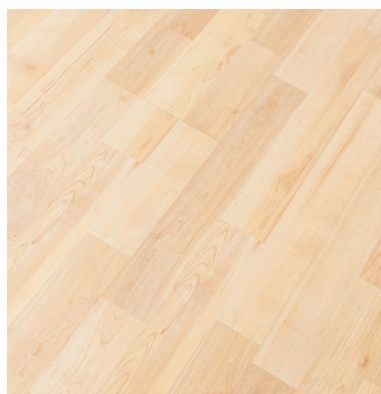
This delightful three bedroom detached bungalow sits privately behind mature hedging. This home offers flexible accommodation with the addition of a large detached workshop or studio and a garage in the gardens.

The lounge is situated to the rear of the house and has sliding patio doors giving access to the conservatory. The kitchen provides an array of units at both floor and wall level with integrated gas hob and electric oven as well as plenty of work surface to prepare family meals.

The family bathroom offers a three piece white suite. The master bedroom provides built-in storage and also benefits from an en-suite shower room. Bedroom two sits to the front of the house with garden aspect and bedroom three sits to the rear of the house with a glazed door leading to the gardens. Access to this room is off the lounge making it flexible for use as a dining room. The bonus of this home comes in the form of the detached games room or studio which is perfect if you wish to work from home. This area provides the ideal opportunity to create a home office or artist studio. It would also be equally suited as guest accommodation or summer house and is finished to a high standard.

The driveway provides parking for several cars and there is a garage. The garden to the rear has a gate onto open space, ideal for dogs. Ready to move right into, this home is not in a chain and is sure to be popular.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Conservatory	3.40m (11'2") x 2.40m (7'10")
Study/ Games Room	5.50m (18'1") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 2.40m (7'10")
Bedroom 3/ Dining Room	3.30m (10'10") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.90m (6'3")
En-suite	2.20m (7'3") x 2.10m (6'11")
Garage	6.50m (21'4") x 2.80m (9'2")

Gross internal floor area (m²) - 87m²

EPC Rating - D

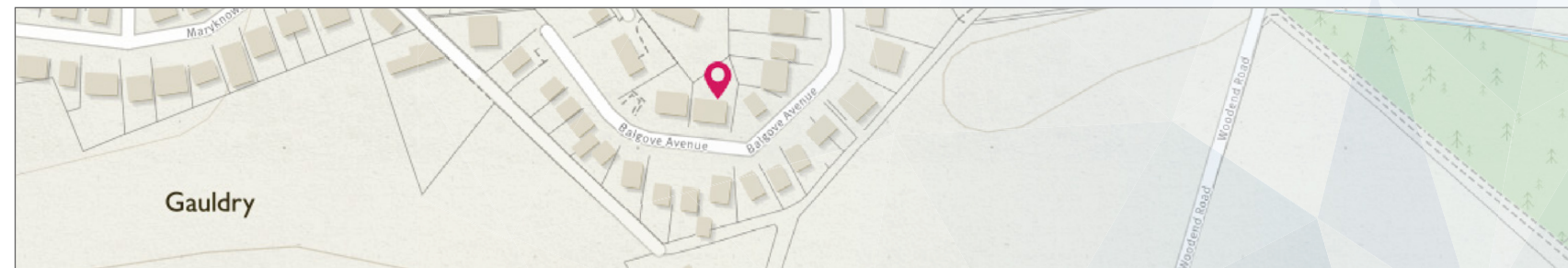
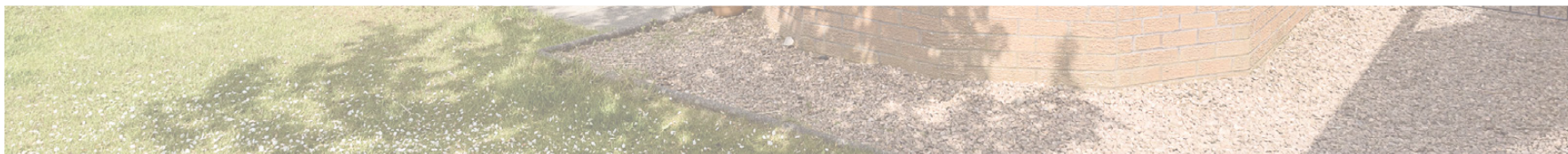


Image credit: <https://www.odhamsurvey.co.uk/omaps/>



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