




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

13 Sandyhill Road
TAYPORT, FIFE, DD6 9NX

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DD6 9NX

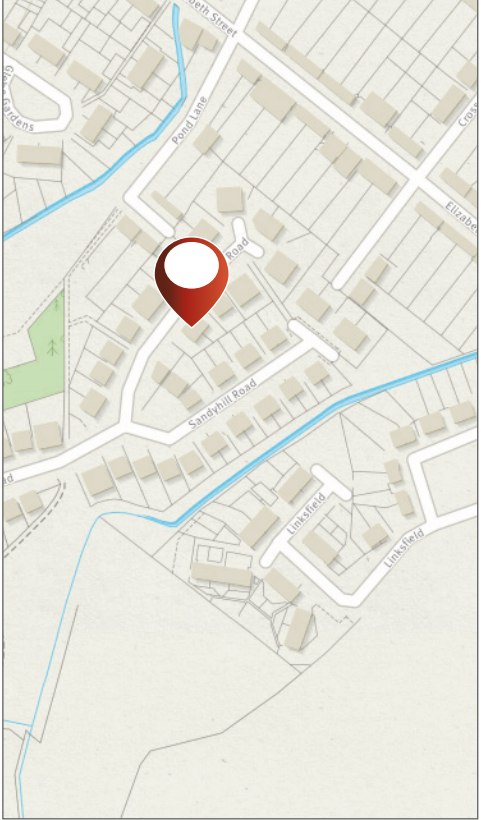
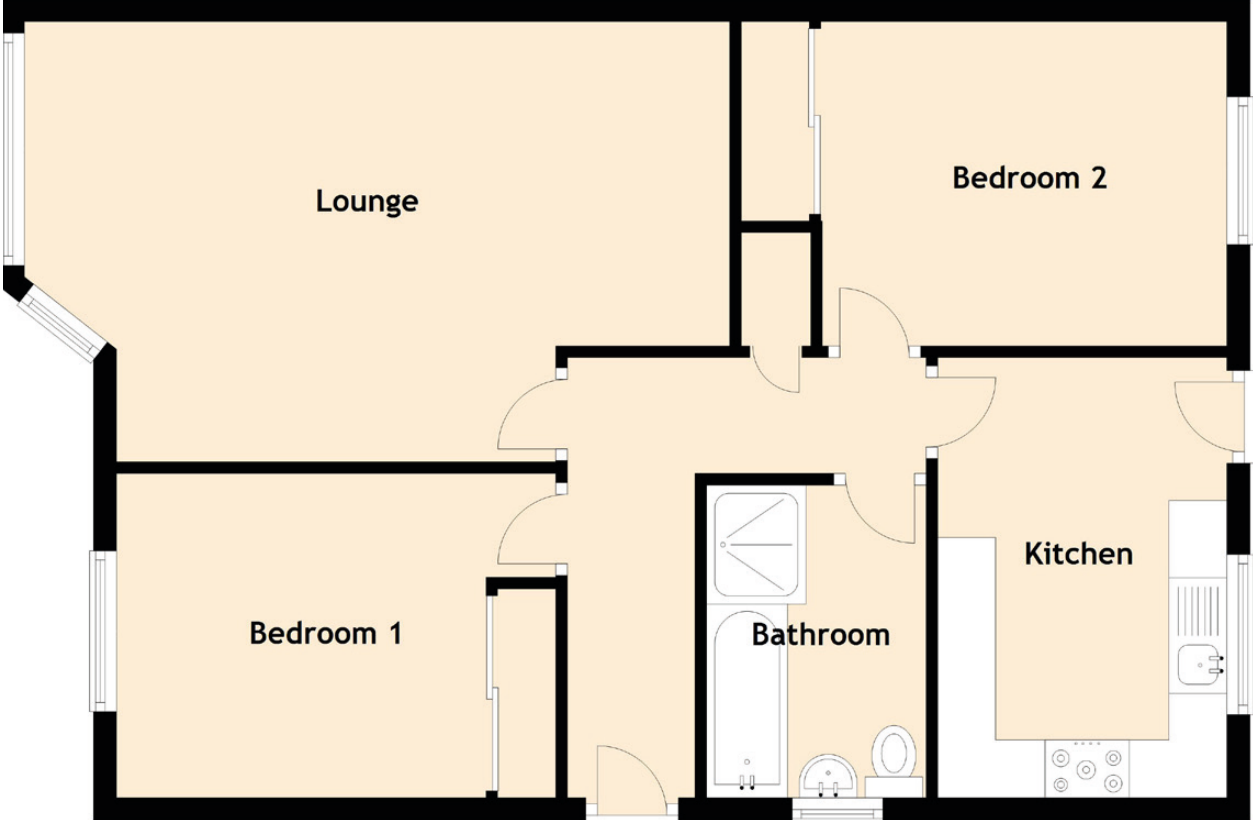
Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure/ sports facilities such as golf and sailing at the harbour/ shore area. Tayport is conveniently situated for commuting to Dundee and is well served by regular bus services. Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



13 SANDYHILL ROAD

We think you will love this beautifully presented, two bedroom semi-detached Bungalow. The kitchen and bathroom are sleek and modern and the spacious Lounge is softly decorated in neutral colours with plenty of space for a dining table as well as the sofas. A bay window adds a nice feature and a wall hung electric fire creates a warm focal point. Two double bedrooms each have built-in storage. The bathroom is sharp and crisp with a top of the range Kohler bath for soaking in as well as a walk in shower cubicle. The kitchen is dressed with modern gloss units at floor and wall height with added sparkle from plinth level lighting. A drive to the side of the house provides off road parking for two or three cars and there is a neat lawn to the front. The rear garden is bounded by wooden fencing and contains a mix of grass and gravel with a patio area. A summerhouse adds to the pleasure. Ready to walk straight into, your new home awaits.





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")

Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²): 66m²

EPC Rating: D



McEwan Fraser Legal

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**Part
Exchange
Available**



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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