




Solicitors & Estate Agents
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Trafalgar Cottage
29 NELSON STREET, TAYPORT, FIFE, DD6 9DN

THE LOCATION



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.



29 NELSON STREET



Perfectly located in the ever popular village of Tayport, overlooking the River Tay we are delighted to introduce this stunning and extremely spacious three bedroom family home.

Entering the front hallway to the left we find the generous family lounge with feature fireplace including a log burner on a tiled hearth and front aspect. Also accessed from the hallway is a large family bathroom with shower over the bath and fully tiled walls. From the right of the hallway, we enter the dining room with display alcove and front aspect. From the dining room, we move to the rear of the ground floor and the kitchen/utility area. The kitchen cabinets are fronted with solid oak doors beautifully complimented with light marble worktops and the kitchen also enjoys glass fronted display wall cupboards. Leading off the kitchen is a handy utility area where the laundry appliances and fridge freezer are currently kept. From the rear of the kitchen, we enter a conservatory with patio doors into the garden. The back garden enjoys both patio and lawn areas as well as a shed and log store. Importantly the garden is fully enclosed with a wall and fence and is, therefore, child and pet safe.

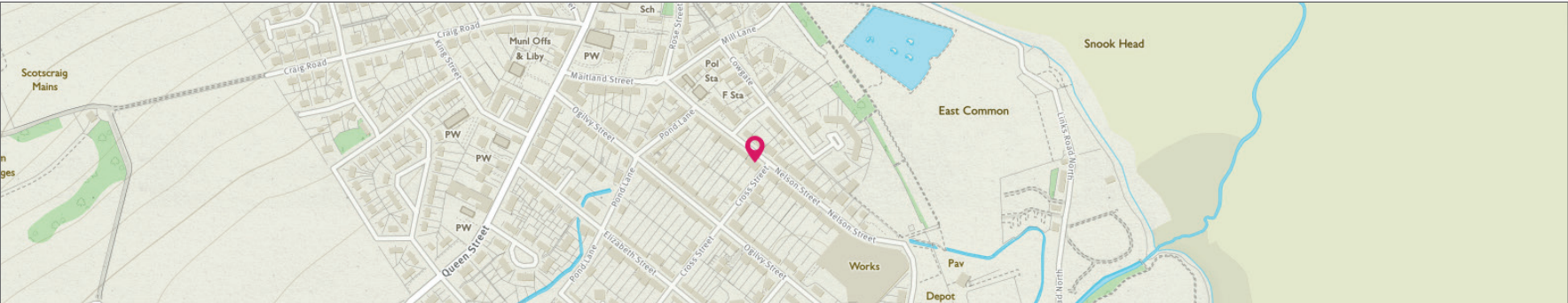


Returning inside, from the hallway we climb a carpeted staircase to the upper floor. We discover two generous double bedrooms both with dormer style windows and built-in storage in the master bedroom. The third bedroom is currently utilised as a home office but could be a single bedroom if required.

The property benefits from gas central heating, double glazing and many original features including cornice and ceiling rose. A small toilet situated off the utility area is convenient for the back garden and kitchen area.



Approximate Dimensions (Taken from the widest point)	
Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 3.30m (10'10")
Dining Room	4.90m (16'1") x 3.60m (11'10")
Conservatory	3.50m (11'6") x 2.50m (8'2")
Bedroom 1	4.26m (14') x 3.10m (10'2")
Bedroom 2	4.26m (14') x 3.60m (11'10")
Bedroom 3	2.70m (8'10") x 1.60m (5'3")
Bathroom	2.80m (9'2") x 2.60m (8'6")
Utility	3.10m (10'2") x 1.30m (4'3")
WC	1.30m (4'3") x 1.10m (3'7")
Gross internal floor area (m ²) - 111m ²	
EPC Rating - E	
Extras (Included in the sale)	
All flooring, light fittings and fitted kitchen appliances. Free-standing kitchen appliances may be available through separate negotiation with the seller.	





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