

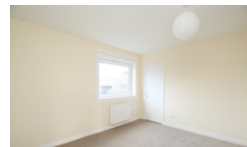
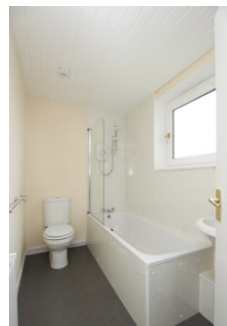




18 Queens Buildings

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. It's 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.

Part Exchange available. We are delighted to offer onto the open market this recently fully modernised spacious flat with stunning views over the Tay towards Dundee and within walking distance to the local amenities. The flat has undergone extensive modernisation and offers the new owner brand new kitchen, bathroom and flooring. There is a spacious entrance hall with doors to all rooms and various cupboards for additional storage as well as access out onto a balcony. The lounge is a generous size with wall mounted fire, dual aspect UPVC double glazed windows providing delightful views and access onto a second balcony. The kitchen is brand new and is fitted with appliances, stainless steel sink unit and space for table and chairs. Both bedrooms are double in size and have double glazing, fitted wardrobes, and nice views. The bathroom is a brand new white three-piece suite with electric shower over bath. The property is ready to move into and a quick entry date is possible. Off-street parking is available to the front of the property.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	3.75m (12'4") x 2.60m (8'6")
Bedroom 1	4.15m (13'7") x 3.85m (12'7")
Bedroom 2	4.15m (13'7") x 4.15m (13'7")
Bathroom	2.65m (8'9") x 1.60m (5'3")

Gross internal floor area (m²) - 81m²

EPC Rating - C

Extras
(Included in the sale)

Sold as seen with appliances, light fittings, and floor coverings.

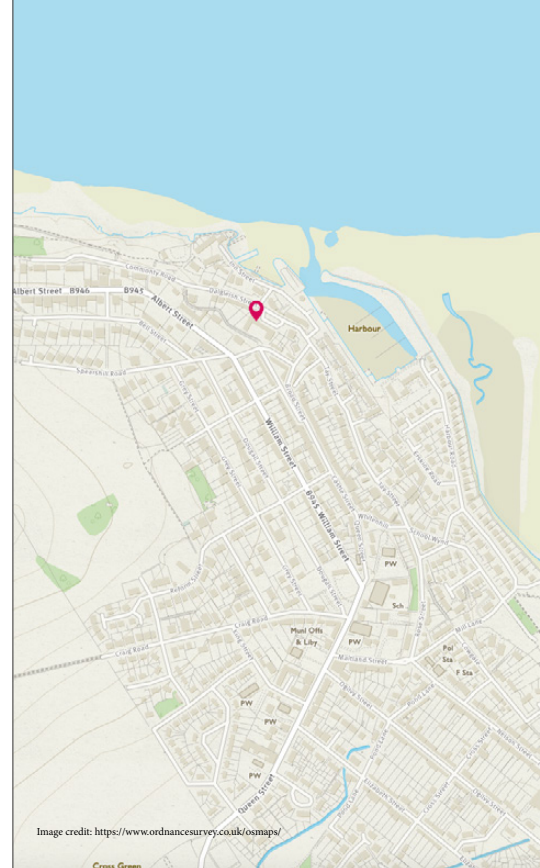


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.