



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Springbank

13 POND LANE, TAYPORT, FIFE, DD6 9NQ

Tayport

FIFE / DD6 9NQ

Tayport provides many local amenities including schools, shops and pubs. It also boasts a wide range of leisure/sport 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. The property has a direct link to Ninewells Hospital & Dundee University Medical School.

ARCHITECTURALLY DESIGNED DETACHED FAMILY HOME WITH AN IMPRESSIVE CONSERVATORY

POSITIONED IN GENEROUS GROUNDS NEARING 0.4 OF AN ACRE LOCATED UP A PRIVATE DRIVE



CITY QUAY (DUNDEE) | CITY QUAY (DUNDEE) | DUNDEE AT DUSK | TAY RAIL BRIDGE (DUNDEE)



4 BED



3 BATH



LARGE GARDEN



ENERGY
C
EPC RATING



Springbank

13 POND LANE

Part Exchange available! We're delighted to offer a uniquely designed detached family home set away from the road up a private drive, where the property sits in generous grounds. You can enter the property though two different ways, the main one being through the impressive and spacious conservatory. This room is currently used as a dining area and sitting room which was added by the current owners and enjoys views over the garden. These rooms are equipped with two multi heating systems with remote control access and both output air conditioning and hot air so the rooms can be used throughout the year. Access is gained to both living room and entrance hall. The hallway has the stairs leading to the first floor along with an under-stairs cupboard and access to ground floor rooms. The living room runs one side of the property with a dual aspect, feature fireplace and access into the conservatory allowing for a great party setup. The kitchen enjoys a range of units with one and a half bowl sink unit with mixer tap and drainer. Built-in double oven with halogen hob and extractor fan over. Finished off with views over the grounds, under

cupboard lighting and down-lights. The utility room is next door with a range of cupboards and sink unit. Space and plumbing for washing machine, dishwasher and American Style fridge/freezer, wall mounted gas fired boiler and access to the garden. Bedroom 4/ Study is a double in size with a front aspect. Subject to planning it could be incorporated into the kitchen making one large family area. Completing downstairs is a bathroom with vanity units. Upstairs is a large master bedroom with a dual aspect and en-suite shower room suite with double shower, two further double bedrooms one with access to the eaves and a three-piece bathroom suite with corner bath.

Outside the gardens are mostly made up of lawn with flower and shrub borders. There is seating areas and mature trees within the grounds. A large patio area suits the al-fresco dining enclosed by fencing with various fruit trees. The detached garage has a metal up and over door with light and power. Further outside storage space is located behind. The front has a large lawned area, mature trees lining the driveway which is flagged with block paved at top of the driveway.

Kitchen & Utility





Conservatory



Lounge Area



Bedrooms & Shower Room



Specifications

APPROXIMATE DIMENSIONS
(Taken from the widest point)

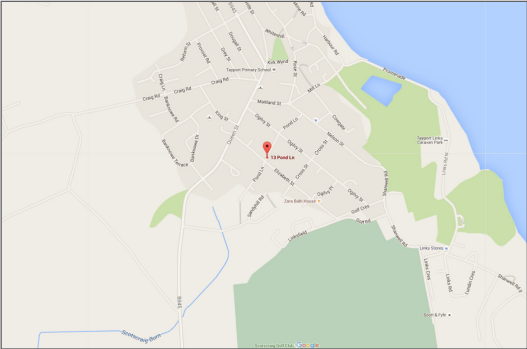
Kitchen	3.00m (9'10") x 2.90m (9'6")
Lounge	7.10m (23'4") x 3.30m (10'10")
Conservatory	8.85m (29') x 4.93m (16'2")
Utility	3.70m (12'2") x 2.30m (7'7")
Bedroom 1	6.40m (21') max x 3.40m (11'2")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	3.22m (10'7") x 2.50m (8'2")
Bedroom 4/Study	3.80m (12'6") x 3.00m (9'10")
Bathroom	1.83m (6') x 1.70m (5'7")
Shower Room	2.00m (6'7") x 1.90m (6'3")
Garage	5.40m (17'9") x 5.00m (16'5")

GROSS INTERNAL FLOOR AREA (m²) - 129 m2

EPC RATING - C

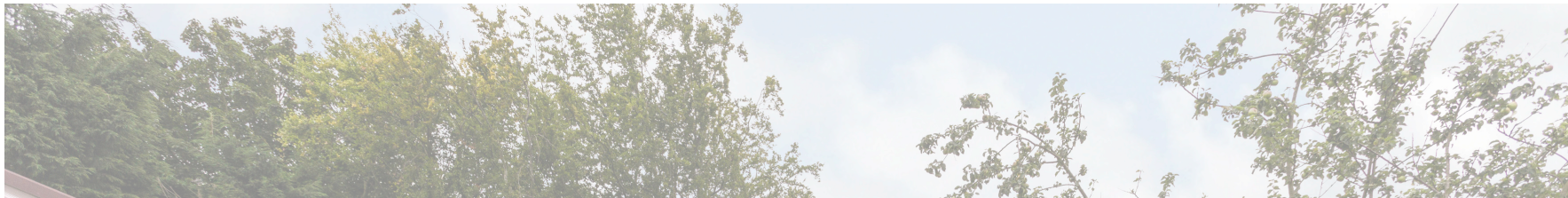
EXTRAS
(Included in the sale)

Floor coverings and fitted appliances are included within the sale.



Bathroom






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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