



109C Tay Street, Newport On Tay
Offers over £375,000

 REID
ESTATES

Home Report Value £500,000 Priced £125,000 below valuation!

This stunning detached house is a hidden gem! Stepped down from Tay Street with stunning views over the river Tay, Tay Road and Rail Bridges, and the City of Dundee. An ideal house to work from home, with a magnificent and very spacious office with its own front entrance. The house is set in easily maintained gardens with shrub borders, decked area and patios, in the popular township of Newport-on-Tay in the northeast of Fife. Newport-on-Tay offers various shops, cafes, banking, a veterinary practice, optician, dental practice and chiropractor, and art gallery, to name a few. There are also five churches. Newport-on-Tay is minutes from Dundee city centre with a wide range of facilities, and is ideal for travelling to Aberdeen, Perth, St. Andrews and the Fife coast. There is a main line railway station and a small airport with flights to London and Jersey. Edinburgh airport is approximately a one-hour drive away. The house overlooks Dundee's exciting new waterfront development, featuring the architecturally inspired V&A museum under development.



Entrance Vestibule 1.6 x 1.9 (5'3" x 6'3")

Entered by an external door, with a stained glass panel with side panel to match, the vestibule includes a coat rack, burglar alarm control pad, radiator, ceiling light, and engineered oak wood flooring. 15 pane glazed door with side panel leads into reception hall.

Reception Hall 1.0 x 7.3 & 3.0 x 3.0 (3'3" x 23'11" & 9'10" x 9'10")

Bright and welcoming reception hall, with an additional side hall leading off. Two cupboards, one for coats and one for storage. Doors leading off to the multiple rooms. Two radiators. Hatch to partially floored attic. Two smoke alarms, Down-lights. Engineered oak wood flooring.

Lounge 3.6 x 7.2 (11'10" x 23'7")

This is a beautiful spacious lounge which is open plan to the dining room. A wall of windows with fitted wooden venetian blinds provide stunning views over the river Tay to Dundee. French doors lead out to the decking area in the rear garden. Tray ceiling with electronically controlled mood lighting behind, creates an ambience. Two feature design radiators. Sky television. TV point. Telephone socket. Down-lights. Engineered oak wood flooring.

Dining Room 3.5 x 3.8 (11'6" x 12'6")

A good size dining room which is open plan to the lounge. Double windows with fitted wooden venetian blinds. Beautiful views over the Tay and the Rail Bridge and beyond. Tray ceiling with mood lighting behind. Designer feature radiator and automatic thermostat. Engineered oak wood flooring. Down-lights.

Kitchen 3.4 x 3.1 (11'2" x 10'2")

Well planned fitted kitchen of quality with ample wall and base units and drawers. Wood effect laminate worktops with tiled splash-backs. Integrated Neff five ring induction hob with extractor canopy above





and two electric ovens underneath with a grill. Integrated 1 ½ bowl ceramic sink with drainer and mixer tap. Integrated under counter Neff dishwasher. Free standing fridge/freezer in housing unit. Integrated Neff microwave. Double window with fitted wooden venetian blinds. Designer feature radiator. Under wall unit lighting. Down-lights. Tiled flooring.

Laundry Room 1.7 x 3.0 (5'7" x 9'10")

Entered from the kitchen by a 15 pane glazed door. Spacious room with free standing Maytag high capacity automatic washing machine and Maytag high capacity tumble dryer. Wall mounted boiler. External stained glass and leaded pane door to the east side of the property. Window overlooking the garden with fitted wooden venetian blind. Burglar alarm control pad. Modern electric panel. Carbon monoxide alarm. Down-lights. Tiled flooring.

Bathroom 2.3 x 3.0 (7'7" x 9'10")

A good size bathroom consisting of a four piece suite with back to wall WC and wash hand basin with mixer tap both of which are fitted in a vanity unit with cupboards and drawers and a tiled top. Jacuzzi style bath with mixer tap. Large shower cubicle with mains showers within. Tongue and grooved ceiling with down-lights. Ladder style heated towel radiator. Fully tiled walls and flooring. Frosted window with fitted wooden venetian blind.

Bedroom 2 3.5 x 3.8 (11'6" x 12'6")

Large double room with double fitted wardrobes with hanging rail and shelf and feature glazed sliding doors. Double window with fitted wooden venetian blind and views over the river Tay. Radiator. Carpet flooring. Down-lights. Ample room for free standing furniture.

Bedroom 3 3.2 x 3.0 (10'6" x 9'10")

Double bedroom with double window to the front of the property and fitted with wooden venetian blind.



Tall fitted wardrobe with hanging rail and shelf and sliding feature glazed panel doors. Radiator. Central ceiling pendant light. Carpet flooring.

Bedroom 4 3.0 x 2.2 (9'10" x 7'3")

Another double room with ample room for free standing furniture. Tall fitted wardrobe with hanging rail and shelf and mirrored sliding doors. Triple central ceiling spotlight. Double window with fitted wooden venetian blinds. Radiator. Carpet flooring.

Shower Room 1.6 x 3.0 (5'3" x 9'10")

An attractive three piece suite comprising of back to wall WC, wall hung wash hand basin with mixer tap and mirror above. Corner shower cubicle with mains shower within. Tiled within the shower and behind the WC and wash hand basin. Icen extractor fan. Chrome ladder style heated towel radiator. Down-lights and APU heated spotlight system. Tiled flooring. Storage cupboard for linen.

Vestibule 2 West 1.8 x 3.0 (5'11" x 9'10")

This alternative access from Tay street elevation leads through to the family room, galleried office mezzanine and master suite with sauna. Entered by an exterior timber and glazed door with side panel situated for access to office. Central ceiling flush light. Carpet flooring. Radiator.

Family Room 3.6 x 8.0 (11'10" x 26'3")

This is a split level room which has a cathedral style beamed ceiling, large windows with views over the river Tay and the Tay rail bridge. French doors lead out on to the decking area in the secluded rear garden. Wrought iron and timber feature spiral staircase leads from the family room up to the galleried office. Four radiators with automatic thermostat. Smoke alarm. Carbon monoxide alarm. Down-lights. Engineered oak wood flooring.

Office 3.5 x 7.8 4.3 x 6.1 (11'6" x 25'7" 14'1" x 20'0")



This very spacious and large area can have many uses, but it is currently used as an office, and what a magnificent office it is! Features cathedral style beamed ceiling with large windows giving beautiful views over the river Tay and beyond. At the opposite end there are four large Velux windows all with blinds, and a window providing views over the Tay Rail Bridge from the desk.

The office is fully fitted in high quality oak with fitted desk, storage facilities, book shelves, printer and shredder pull out drawers, filing cabinet drawers, CD/DVD storage and drawers. Three radiators. Spot lights. Smoke alarm. Engineered oak flooring.

All in all this is a magnificent room for working from home with fantastic working space!

Master Bedroom 6.0 x 3.7 3.0 x 1.7 (19'8" x 12'2" 9'10" x 5'7")

Large room with triple fitted wardrobes with hanging rail and shelves. Dual aspect windows with fitted wooden venetian blinds. Views over the Tay and beyond. Two radiators. Down lights. Engineered oak flooring. Tiled area with access to the sauna and en-suite, which has a window with fitted wooden venetian blind. Radiator. Down-lights and smoke alarm.

En-Suite 2.0 x 3.0 (6'7" x 9'10")

Three piece suite consisting of walk in wet room style shower with mains shower within and a glazed panel. Pedestal wash hand basin with mixer tap and an ornate mirror with shelves above. Back to wall WC in fitted vanity unit with cupboards and drawers. Opaque window with fitted wood venetian blind. Icen extractor. Shaver point. Ladder style heated towel radiator. Tiling behind shower and the wash hand basin. Tiled flooring with under floor heating.

Sauna 2.0 x 2.0 (6'7" x 6'7")

Good size fully fitted sauna to relax and ease your stresses and aches and pains of the day!



Garage 7.0 x 7.0 (23'0" x 23'0")

Detached double garage with pitched roof and electronically operated door. The garage has light and power and also a water tap. There is ample storage area in the eaves.

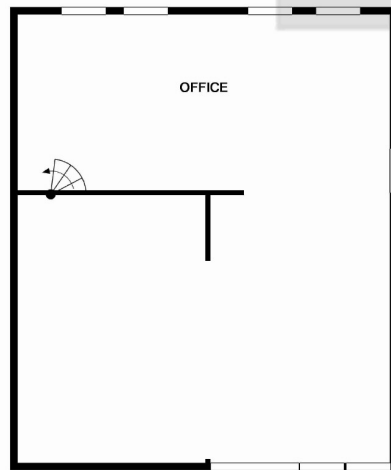
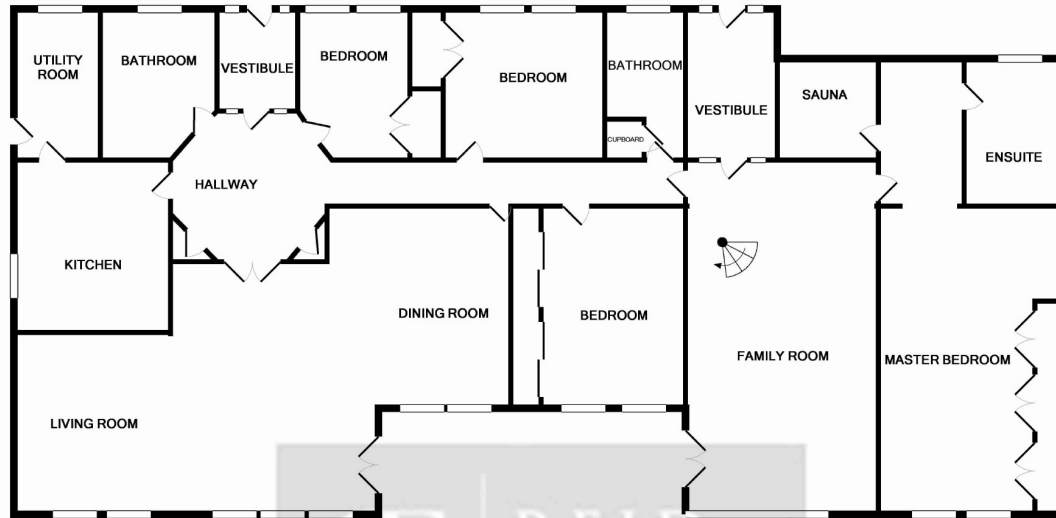
Front Garden

This garden is on the Tay street elevation with steps leading down from the garage and parking area to the lower ground level garden, which is laid with slabbed pathways with gravelled edges, natural stone retaining walls with rockeries and shrub borders. Exterior lighting on automatic sensor. The east and west side are also slabbed with gravelled edge and there is a garden shed on the west side and an outside water tap on the east side.

Rear Garden

A secluded garden on the river Tay side of the property. This garden is well laid out with a decked area, flagstone style patio and a circular slabbed patio fitted for rotary ainer or use for dining al fresco! Areas of lawn with trees and shrub borders. Exterior lighting on automatic sensor. Two garden gates to the west and east side of the garden. Beautiful views over the Tay and Dundee and both the Road and Rail Bridges.





1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
£2-100	A			£2-100	A		
£1-91	B			£1-91	B		
£9-80	C			£9-80	C		
£15-64	D			£15-64	D		
£29-54	E			£29-54	E		
£31-39	F			£31-39	F		
£39	G			£39	G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
Scotland	EU Directive 2002/91/EC	70	79	Scotland	EU Directive 2002/91/EC	68	75

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