

21 Victoria Street

NEWPORT-ON-TAY, FIFE, DD6 8DJ



*Beautifully updated semi-detached villa with stunning
Tay views, offering true walk-in condition*



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McEwan Fraser Legal is delighted to present this semi-detached villa, situated on an elevated site, offers stunning views of the Tay and is presented in true walk-in condition. The property has been freshly decorated and fitted with new carpets, ensuring a move-in-ready experience for the next fortunate owner.

THE LOUNGE



A set of steps leads to the inviting front entrance, where a vestibule with excellent storage opens into the inner hall. The lounge is spacious and bright, enhanced by a large picture window that frames the beautiful views.

THE KITCHEN/DINER



The modern kitchen is both functional and stylish, with ample space for a dining table and a door that leads directly to the expansive back garden. On the ground floor, you'll also find a guest cloakroom with a toilet and wash hand basin, along with additional storage options.





The upper floor hosts three well-proportioned bedrooms and the family bathroom, all thoughtfully designed to maximize comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

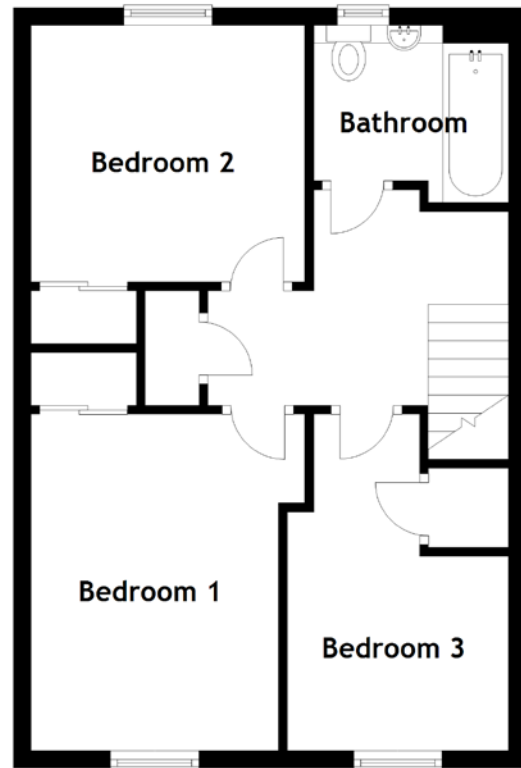
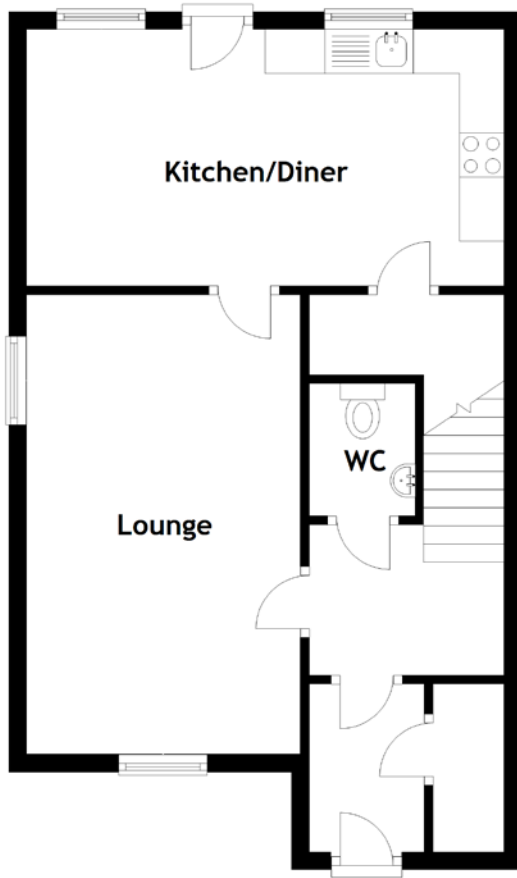


The extensive gardens surrounding the property provide a perfect outdoor retreat, offering both space and privacy in a highly desirable location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

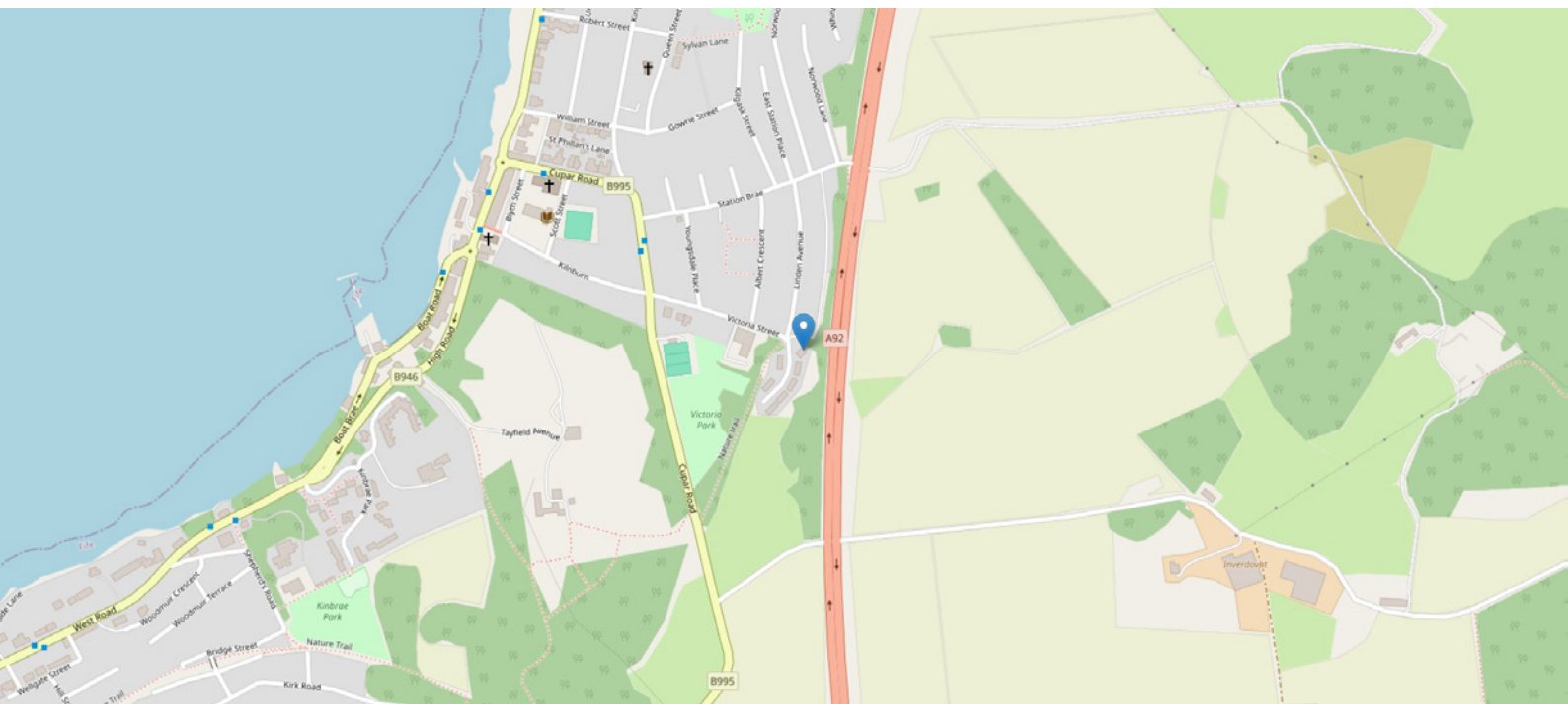


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.10m (10'2")
Kitchen/Diner	5.40m (17'9") x 2.90m (9'6")
WC	1.50m (4'11") x 1.20m (3'11")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	3.80m (12'6") x 2.50m (8'2")

Gross internal floor area (m²): 91m²
EPC Rating: C



THE LOCATION

Newport-on-Tay is a charming and sought-after town situated on the southern bank of the River Tay, offering a picturesque and tranquil setting just across the water from Dundee. Known for its stunning views of the Tay Bridge and the city beyond, Newport-on-Tay blends the serenity of coastal living with the convenience of easy access to urban amenities.





The town boasts a vibrant community atmosphere, with a range of local shops, cafes, and restaurants, as well as excellent schooling options. Its proximity to Dundee makes it an ideal location for those seeking a peaceful retreat without sacrificing the benefits of city life. Whether you're looking to enjoy leisurely walks along the river, explore the nearby countryside, or simply relax and take in the breathtaking views, Newport-on-Tay offers a perfect balance of lifestyle and location.



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