



43B Castle Street, Tayport, DD6 9AB  
Offers Over £150,000







# 43B Castle Street Tayport DD6 9AB

## OFFERS OVER £150,000

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43b Castle Street is an immaculately presented, first-floor maisonette apartment situated in the centre of the popular town of Tayport, benefitting from a fully decked private garden and sea views from the master bedroom. The property is close to all available local amenities including shops, cafes, restaurant, school facilities whilst Dundee and St Andrews are within a short travelling distance.

The accommodation is formed over two levels comprising: main reception hallway with built-in cupboard, lounge, dining kitchen, two bedrooms and modern bathroom. The bright lounge is split level with a feature fireplace and ornate cornice and ceiling rose. The impressive modern kitchen has a built-in appliances gas hob, electric oven, fridge, dishwasher and washing machine and gloss floor and wall mounted units with complementary work surfaces. On the upper level, the master bedroom enjoys stunning views over the Tay towards Broughty Ferry and benefits from built-in wardrobes. The second bedroom overlooks the rear garden area. The modern bathroom suite consists of WC, wash

hand basin with vanity unit below, large shower cubicle with attractive wet wall surround and bath.

The property benefits from gas-fired central heating and double glazing.

Externally there are several decked seating areas with glazed balustrades, a covered area and two sheds.

Rollos highly recommend an early inspection to appreciate the accommodation and condition on offer.





- First-floor maisonette
- Split level lounge
- Dining kitchen
- Two bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Decked garden to rear

## INCLUDED

All fitted carpets, fitted floor coverings, blinds, fitted radiator covers and integrated kitchen appliances where mentioned will be included in the marketing price.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

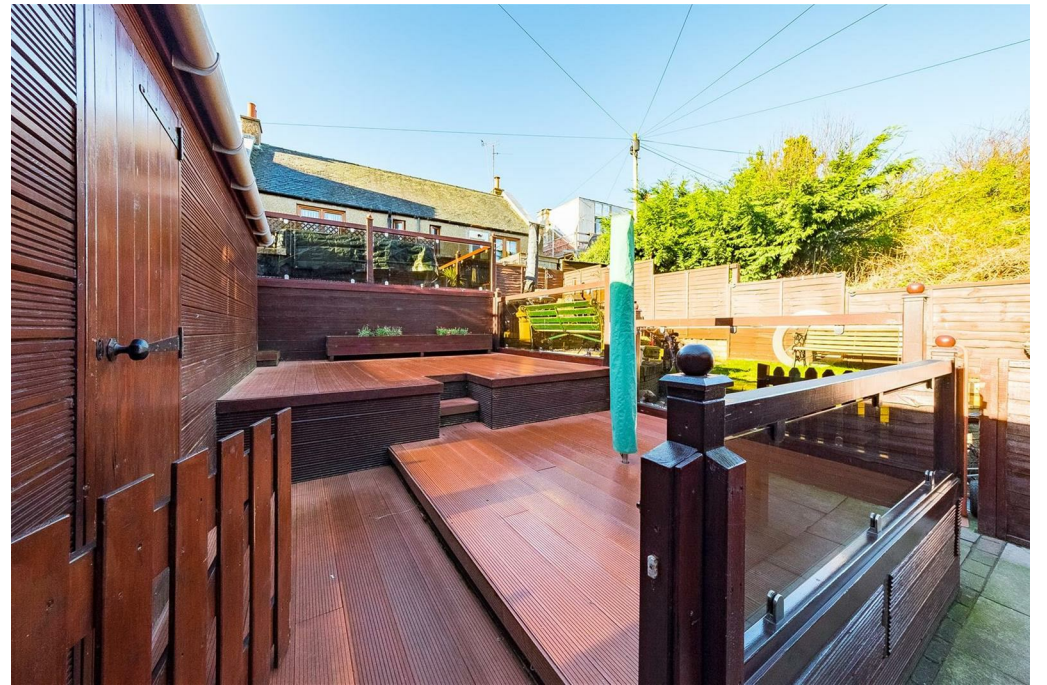
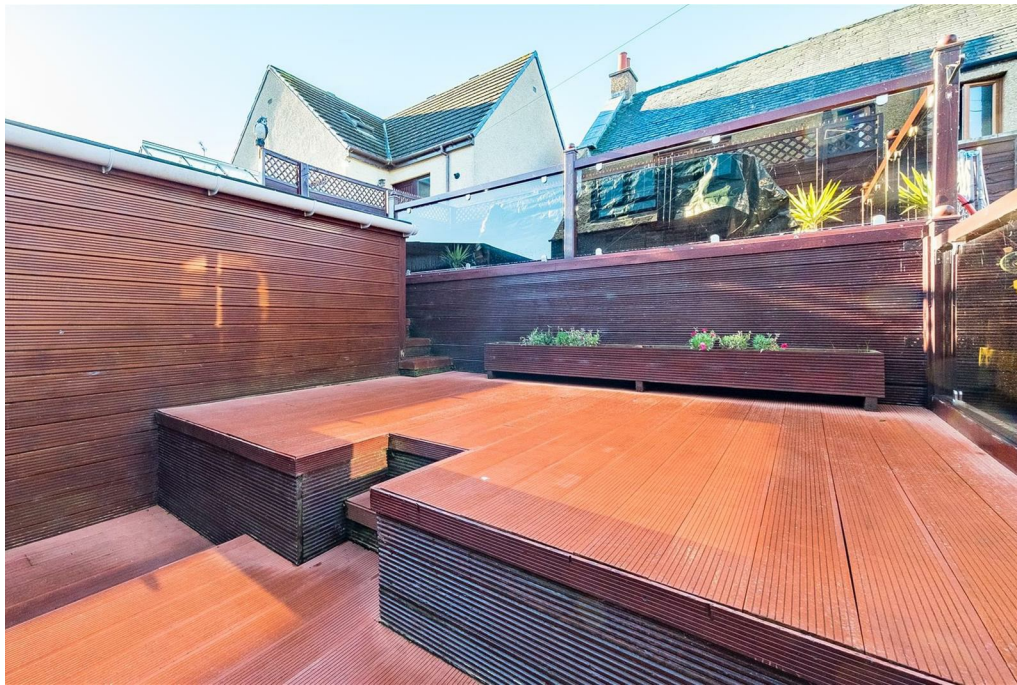
**COUNCIL TAX BAND A**  
**EPC RATING: D**  
**FLOOR AREA: 861.11 SQ FT**













## Room Sizes

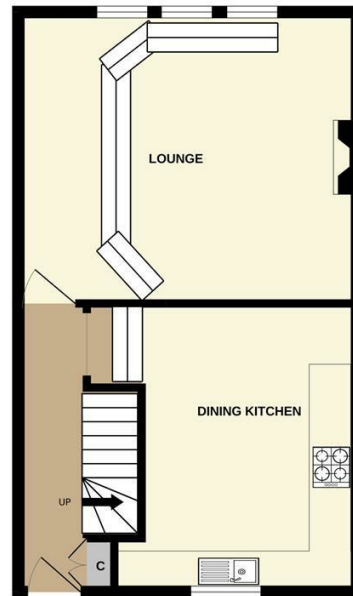
*Approximate measurements*

Lounge	15'6" x 13'9"
Dining Kitchen	11'5" x 13'8"
Bedroom	13'11" x 11'0"
Bedroom	8'6" x 10'3"
Bathroom	7'1" x 11'8"





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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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without any obligation.

Contact our Property Department  
at any of our offices.

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