



31 Craig Road, Tayport, DD6 9LB

Offers Over £275,000



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Tayport  
DD6 9LB

**OFFERS OVER**  
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Rollos are delighted to offer to the market this traditional, semi-detached villa pleasantly situated close the centre of the popular town of Tayport. The property benefits from flexible accommodation with off-street parking and garage nearby.

The town of Tayport enjoys excellent local amenities including primary school, shops, cafes, harbour and recreational facilities. It is also in the secondary school catchment area for Madras College, St Andrews.

The accommodation is formed over two levels comprising on the ground floor: entrance vestibule, hallway, lounge, dining room, conservatory, kitchen and bedroom with en-suite shower-room. The lounge has a bay window, ornate cornice and feature fireplace. The dining room has a useful under stair cupboard and door to the kitchen. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complimentary work surfaces. A glazed inner hall connects to the conservatory overlooking the rear garden. The

generous master bedroom features an en-suite of WC, wash hand basin with vanity unit below and shower cubicle. A stair from the hallway connects to the first floor. The accommodation comprises: two good-sized double bedrooms, a single bedroom, bathroom and a box room / store. The bedrooms to the front aspect enjoy partial views to the Tay and Tenstmuir beyond.

The property has retained many fine traditional features and benefits from gas-fired central heating and double glazing.

Externally, the front garden is laid with lawn with various plants and shrubberies. The mature enclosed garden to the rear has decorative low maintenance chips and lawn bordered by an array of established plantings. There is also an external brick-built store.

The garage is located just off Craig Road on King Street and is being sold with the property.

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





- Semi-detached villa
- Lounge & Dining Room
- Conservatory & Kitchen
- Bedroom & En suite shower room
- Further two double bedrooms
- Single bedroom
- Family bathroom
- GFCH & DG
- Gardens to front, side & rear
- Garage

### INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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 D**

**EPC RATING: D**

**FLOOR AREA: 1808.34 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	16'7" x 13'10"
Dining Room	12'2" x 12'0"
Conservatory	13'5" x 8'7"
Kitchen	12'2" x 6'11"
Bedroom	12'11" x 12'7"
En Suite Shower Room	5'2" x 5'1"
Bedroom	16'0" x 12'7"
Bedroom	12'7" x 11'8"
Bedroom	8'1" x 6'3"
Bathroom	8'2" x 7'7"





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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without any obligation.

Contact our Property Department  
at any of our offices.

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