

Simple Approach



Estate Agents



10 West Park Road, Newport-On-Tay  
DD6 8NP

Offers over £334,995



Simple Approach are pleased to welcome this sizeable, detached family home on West Park Road to the residential sales market. Set within a highly sought after location, this lovely home is ideally placed to take advantage of all the local amenities found near by along with further amenities found in Dundee City Centre just minutes away. The property enjoys spacious accommodation at approximately 145 square meters spread over one floor, comprising; a welcoming entrance, sizeable lounge, sitting room, separate dining room, spacious kitchen, useful utility room, WC, four generous bedrooms with a master ensuite and a further wet room completes the interior of this fantastic home.

West Park Road offers sought after features such as gas central heating, double glazing, large private driveway, a garage and picturesque views over the River Tay. Externally the property further enjoys a private rear garden. This property lends itself to a wide range of buyers including growing families or mature couples seeking a very well located home with ample living space throughout. Viewing is essential to appreciate the overall space and stunning surroundings that West Park Road offers.

#### **Kitchen**

11'1" x 10'4" (3.38 x 3.16)

#### **Utility Room**

5'1" x 10'8" (1.56 x 3.26)

#### **Dining Room**

12'7" x 10'5" (3.86 x 3.18)

#### **Lounge**

14'8" x 16'4" (4.48 x 5.00)

#### **Sitting Room**

12'4" x 11'1" (3.78 x 3.39)

#### **WC**

3'2" x 5'9" (0.99 x 1.76)

#### **Master Bedroom**

9'8" x 14'1" (2.97 x 4.30)

#### **Ensuite Shower Room**

3'2" x 8'11" (0.97 x 2.74)

#### **Bedroom Two**

9'8" x 12'8" (2.97 x 3.88)

#### **Bedroom Three**

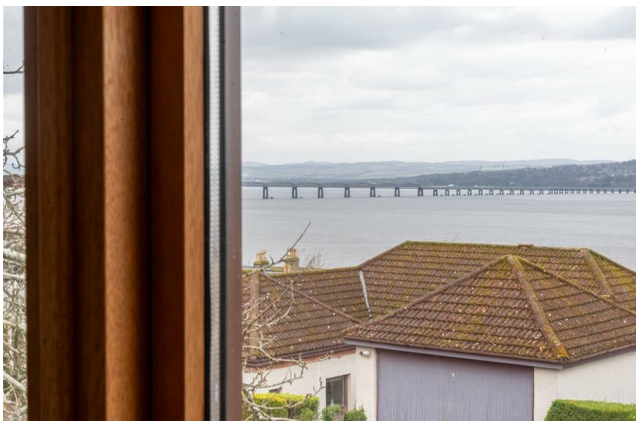
9'1" x 8'10" (2.79 x 2.70)

#### **Bedroom Four**

9'8" x 11'2" (2.96 x 3.42)

#### **Wet Room**

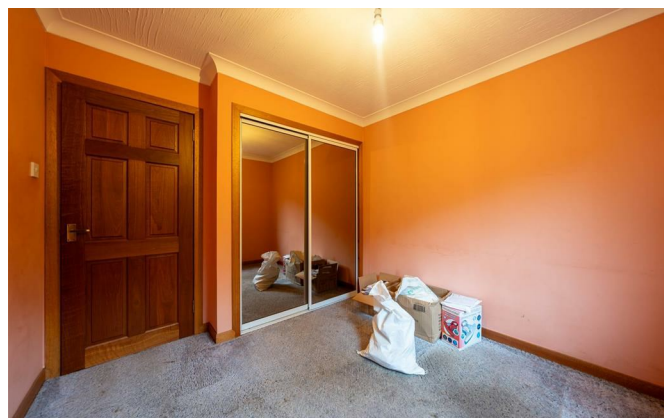
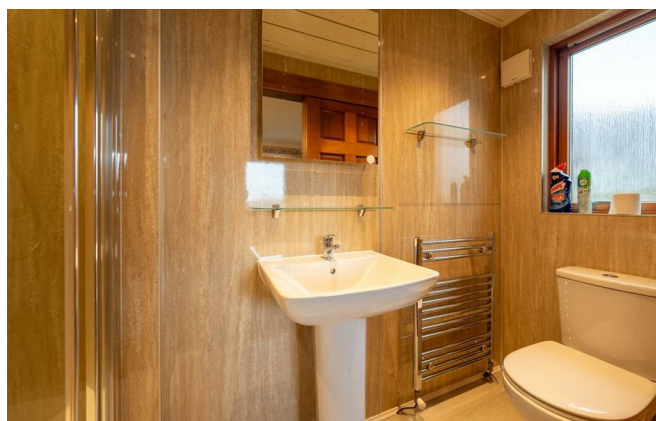
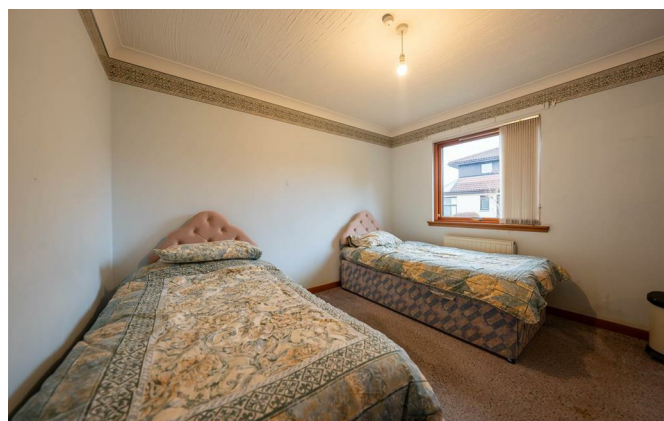
6'5" x 9'7" (1.97 x 2.94)





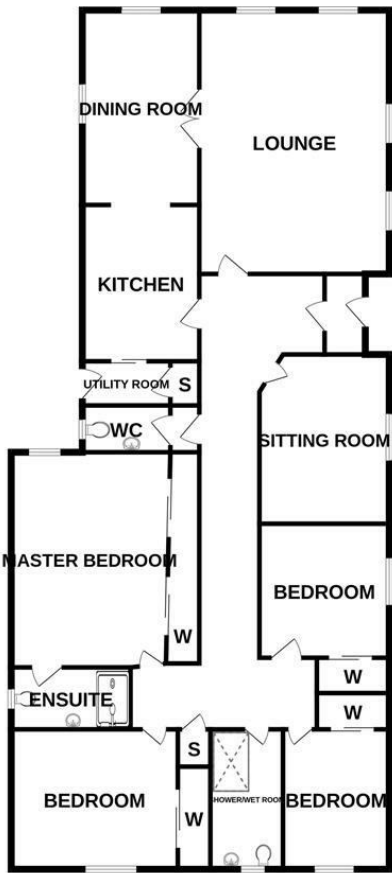


- Detached House
- Ample Living Space Throughout
- Dining Room, Lounge & Sitting Room
- Private Driveway & Garage
- Four Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Highly Sought After Residential Location
- Picturesque Views Over The River Tay
- Useful Utility Room
- Ideal Family Home

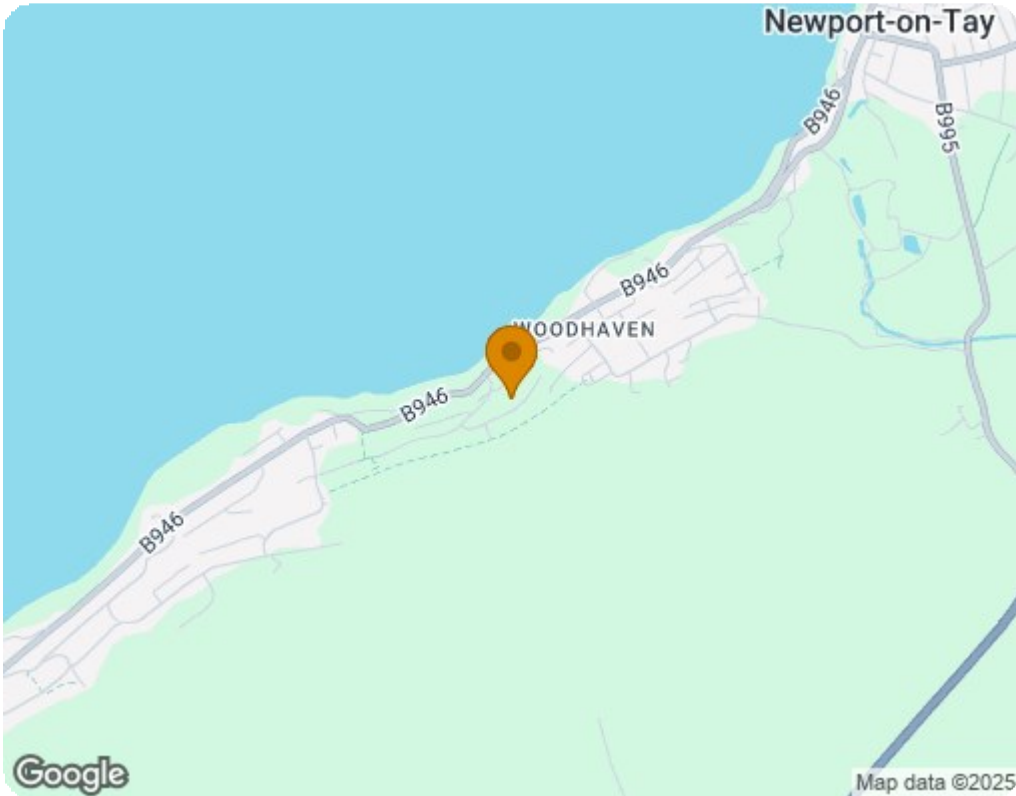




GROUND FLOOR



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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	66	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		