Simple Approach
Estate Agents







Larwick Cottage Mill Lane, Tayport
DD6 9DH

Offers over £299,995

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Larwick Cottage Mill Lane, Tayport, DD6 9DH

Simple Approach are delighted to welcome Larwick Cottage, Mill Lane, Tayport to the residential sales market. This beautifully presented detached bungalow is offered to the market in true move-in condition. Offering stylish, contemporary accommodation all on one level, this stunning home is perfectly suited to a wide range of buyers including families, professionals, downsizers and those looking for modern living in a sought-after location.

At the heart of the home is the impressive open plan lounge and kitchen, a bright and spacious living area designed with both everyday family life and entertaining in mind. Flooded with natural light, this superb space features a stylish modern kitchen complete with a central island incorporating a gas hob, creating an attractive focal point while providing excellent workspace and storage. The generous lounge area offers ample room for relaxing and dining, with the open layout creating a wonderful sense of space.

The property further benefits from three generous double bedrooms, both beautifully presented and offering comfortable accommodation. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while a contemporary family bathroom serves the remainder of the home.

Externally, Larwick Cottage is equally impressive. A large private driveway provides ample off-street parking and leads to the integral garage, offering excellent additional storage or secure parking. To the rear, the property enjoys a private enclosed garden, providing the perfect setting for outdoor dining, entertaining or simply relaxing in peaceful surroundings. Warmth is provided by gas central heating and the home is fully double glazed throughout, ensuring comfort and energy efficiency all year round.

This outstanding bungalow combines high-quality finishes, spacious accommodation and a desirable location to create a truly exceptional home. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Lounge
13'5" x 13'9" (4.10 x 4.20)

Kitchen / Dining Room
16'0" x 19'5" (4.89 x 5.92)

Garage
9'2" x 18'11" (2.80 x 5.77)

Master Bedroom
10'0" x 12'10" (3.05 x 3.92)

Ensuite Shower Room
8'3" x 3'6" (2.52 x 1.09)

Bedroom Two
10'2" x 11'10" (3.11 x 3.62)

Family Bathroom
8'3" x 7'1" (2.52 x 2.16)

Bedroom Three
9'3" x 11'11" (2.82 x 3.64)









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- Beautifully Presented Detached Bungalow in Move-In Condition Throughout
- Bright And Spacious Open Plan Lounge / Kitchen
- Modern Kitchen With Feature Island And Gas Hob
- Three Generous Bedrooms
- Master Bedroom With En-Suite Shower Room
- Contemporary Family Bathroom
- Integral Garage & Private Driveway
- Ideal Home For A Wide Range Of Buyers
- Sought-After Tayport Location

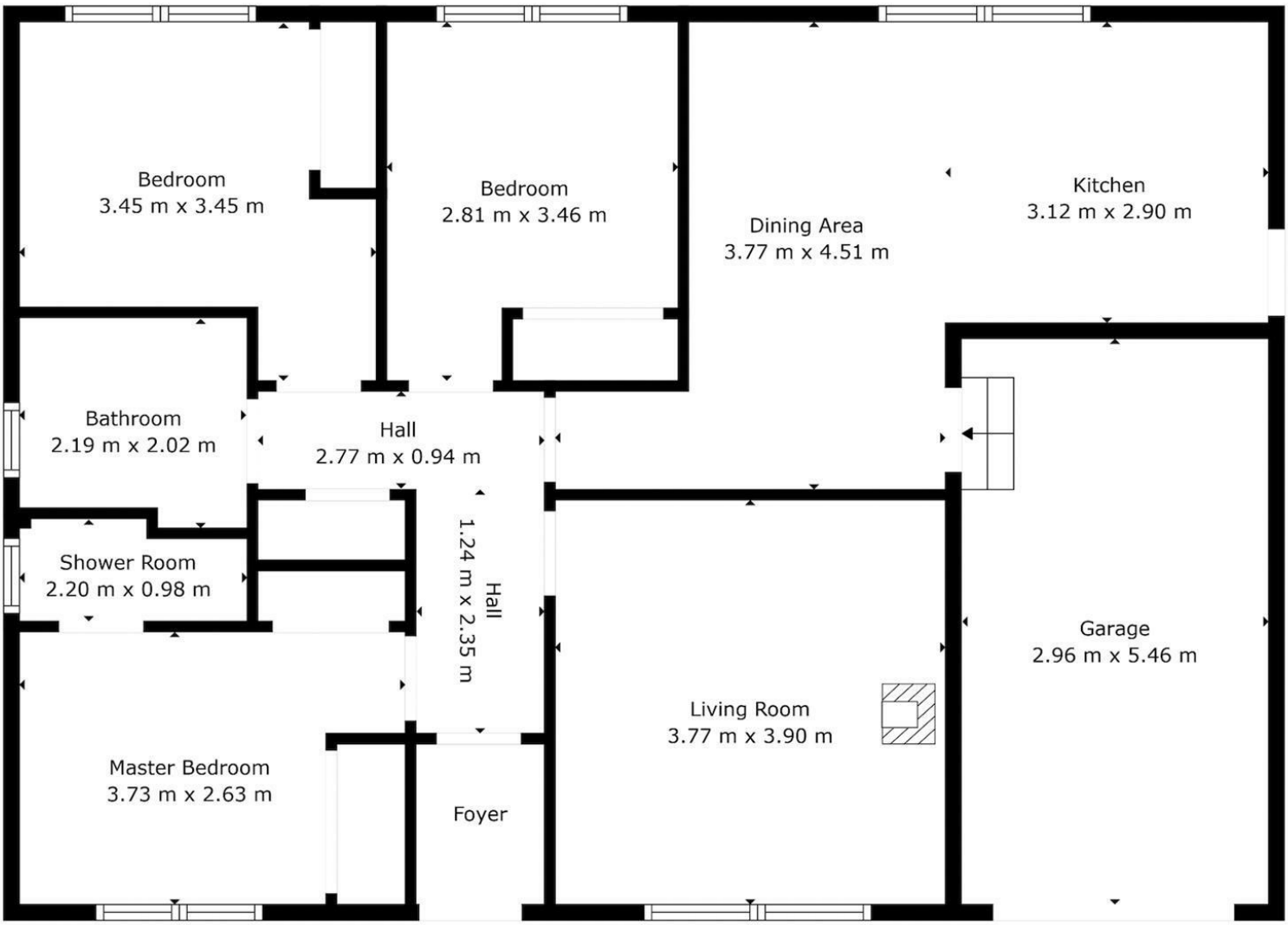


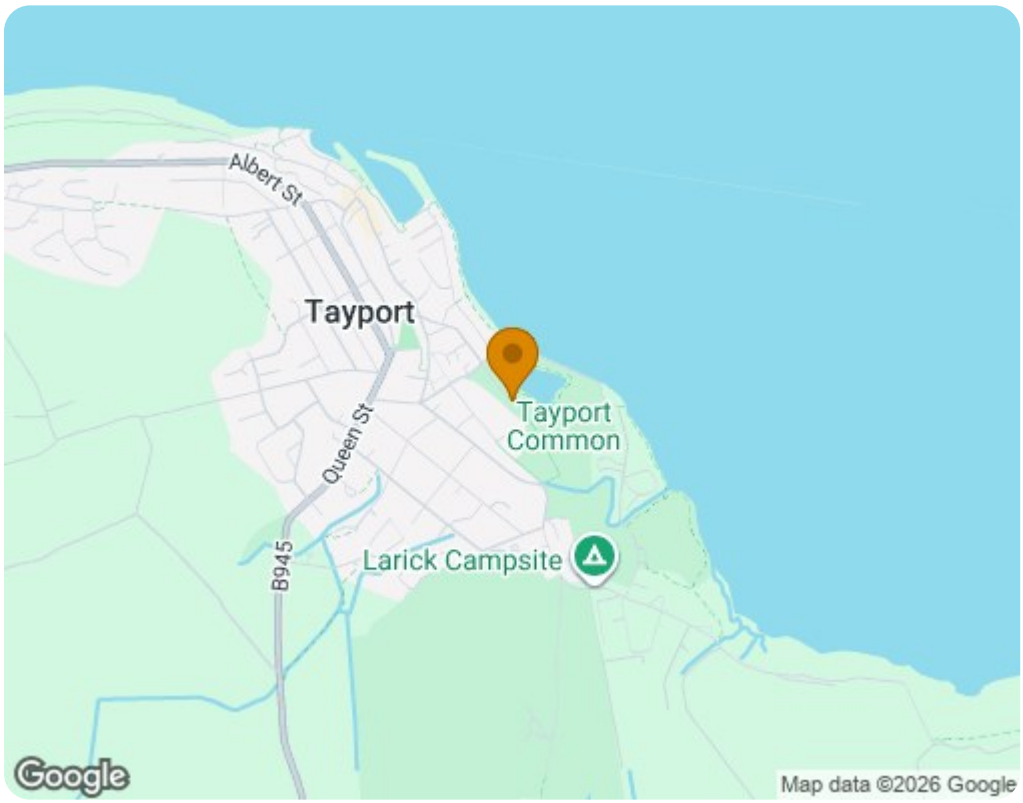


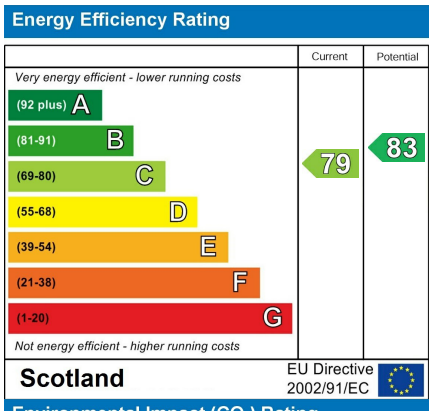


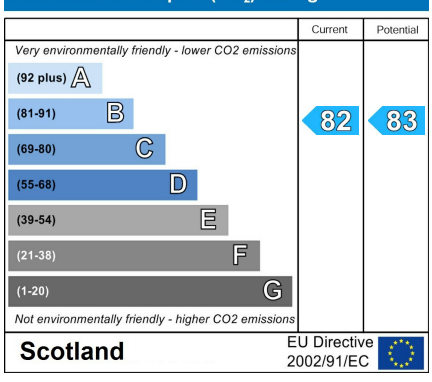


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