



**HARMONY HOMES**  
ESTATE AGENCY



37 Naughton Road, Newport-On-Tay, DD6 8NG

Offers over £300,000



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Offers over £300,000

# 37 Naughton Road

Newport-On-Tay, DD6 8NG

Nestled on Naughton Road in the charming village of Wormit, Newport-On-Tay, this splendid ground floor flat offers a unique blend of traditional elegance and modern convenience. Built in 1890, this stone-built split villa boasts an impressive 1,378 square feet of living space, making it a substantial property that is sure to impress.

As you enter, you are greeted by high ceilings adorned with exquisite coving, which enhance the sense of space and light throughout. The living room features a stunning fireplace, creating a warm and inviting atmosphere, while the master bedroom also boasts its own beautiful fireplace, adding to the character of this delightful home. With three generously sized bedrooms, there is ample room for family and guests, complemented by two well-appointed bathrooms, including a convenient wet room.

The large kitchen dining area is perfect for entertaining, and the adjoining utility room adds practicality to daily living. Additionally, the property benefits from a substantial basement that can be accessed externally, along with a separate fully insulated workshop, ideal for use as an office or home gym.

Outside, the property is surrounded by private gardens to both the front and rear, providing a tranquil space to relax and enjoy the uninterrupted views over the River Tay. A private garage further enhance the appeal of this remarkable flat. Early viewings are advised.

Situated in a picturesque village location, you will find local shops within easy reach, and the vibrant Dundee City Centre is just a short drive away. If you are seeking a traditional property with ample space and the opportunity to add your personal touch, this flat is truly a gem not to be missed.





Directions

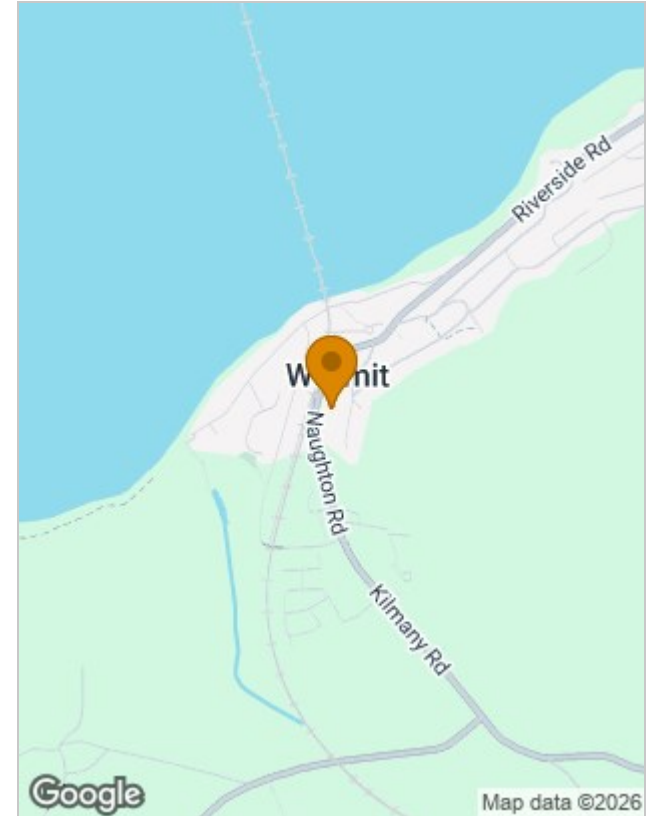




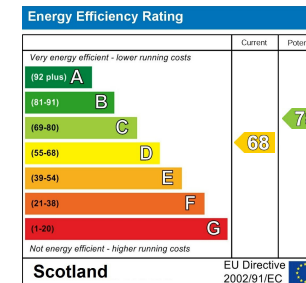
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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