

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

The front garden and driveway to the side are gravelled and provide ample car parking.

To the rear is a gravelled garden surrounded by a wall with panoramic views over the River Tay and North Sea beyond.

Garden Shed

Timber built with electrical point.



Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft

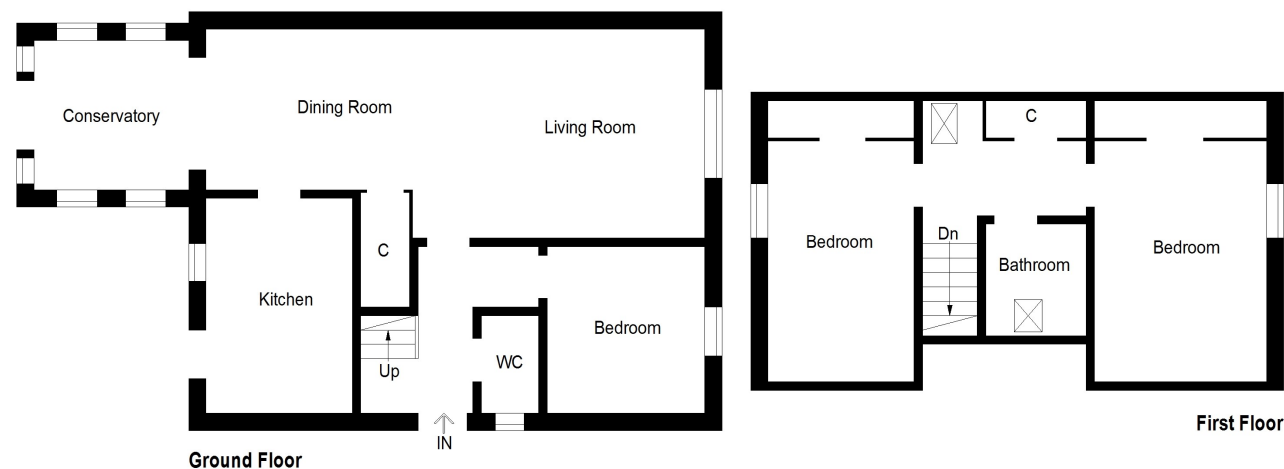


Illustration For Identification Purposes Only. Not To Scale (ID:706425 / Ref:75787)

ENTRY

Entry by mutual agreement.

COUNCIL TAX

Council Tax Band E. The annual Council Tax payable at present is £2,230.52.

SERVICES

Mains electricity, gas, water and drainage.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale.

ASKING PRICE

Offers over £260,000 are invited.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2020 Licence Number 100010747.

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Dundee 5 miles

Kirkcaldy 30 miles

St Andrews 12 miles

Edinburgh 57 miles

52 Harbour Road, Tayport, Fife



A COASTAL FAMILY HOME ON THE BANKS OF THE RIVER TAY CLOSE TO THE MARINA AND HARBOUR

Accommodation:

Sitting/Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom, WC.

Gas Central Heating
Double Glazing
Solar Panels
Off Street Parking
EPC Rating C

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

52 Harbour Road is a detached three bedroom family home on the bank of the River Tay with panoramic sea views towards Angus and Tentsmuir.

Accommodation at ground level includes a full length sitting/dining room with doors to a conservatory, modern kitchen, bedroom 3 and WC. Upstairs are two further bedrooms and a family bathroom.

From the conservatory steps lead down to the gravelled rear garden at the waters edge surrounded by a wall. A rear gate gives access to the coastal footpath. To the side and front is a gravelled parking area.

SITUATION

Tayport is known for its coastal location on the mouth of the Tay with a busy marina during summer months. Tentsmuir forest and beach is within easy walking distance through the recreation ground. Tayport has most day-to-day facilities including shopping, doctors, dentists, post office and primary school.

More comprehensive facilities are available in Dundee and St Andrews. Dundee also has an airport and Leuchars railway station is only 4 miles distant. Secondary schooling is available in St Andrews.

DIRECTIONS

From St Andrews follow the A91 to Guardbridge. Turn right onto the A919 through Leuchars and turn right at St Michaels onto the B945 towards Tayport. In the village turn right into Maitland Street and second left at the roundabout into Mill Lane.

Before the Tay turn left into Harbour Road and Number 52 is on the right before the Marina.

For route planning the post code is DD6 9EX.

PARTICULARS OF SALE

The property is entered through a hardwood door into:-

Hallway Telephone point. Radiator.
1.93m x 1.85m
6'4" x 6'



WC (NW) Wash hand basin. WC.
1.78m x 0.93m
5'10" x 3'

Kitchen (NE) Beko dishwasher. Indesit washing machine. Beko hob, oven and microwave. Zanussi fridge freezer. Extractor fan. Radiator. Smoke alarm.
3.6m x 2.37m
11'9" x 7'9"



Sitting/Dining Room (SW) Radiator x 2. TV point. Storage cupboard housing fuse box.
8.41m x 3.62m
27'7" x 11'10"



Conservatory (NE) TV point. Telephone point. French doors to garden.
2.91m x 2.76m
9'6" x 9'



Bedroom 3 (SW) Radiator.
2.89m x 2.76m
9'5" x 9'



Landing (S) Cupboard housing hot water tank. Hatch to floored attic with ladder. Smoke alarm.
2.67m x 2m
8'9" x 6'7"

Master Bedroom (SW) Mirrored wardrobe. Radiator.
3.92m x 3.06m
12'10" x 10'



Bedroom 2 (N) Eaves storage. Mirrored wardrobe. Radiator.
3.95m x 2.51m
13' x 8'3"



Family Bathroom (N) Mira Excel shower over bath. Extractor fan. Wash hand basin. WC.
2.78m x 1.6m
9'1" x 5'2"

