



**1 BEECHWOOD TERRACE WEST, NEWPORT-
ON-TAY, DD6 8JH
OFFERS OVER £300,000**



HOME REPORT VALUATION £300,000

EPC RATING

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A striking period home with elevated views, generous proportions, and beautifully maintained interiors — this impressive upper villa offers exceptional family living across two levels.

Set within a handsome semi-detached stone villa, this superb four-bedroom upper apartment enjoys a prominent elevated position in Newport-on-Tay, affording attractive open views towards the River Tay. The property combines classic architectural charm with well-presented, flexible accommodation ideally suited to modern family life.

The accommodation opens via a welcoming entrance hallway with laminate flooring, leading to a bright and elegant upper landing. To the front, the impressive bay-windowed lounge is a standout feature — flooded with natural light and enjoying picturesque river views. The room is rich in period detail, including ornate cornicing, a feature fireplace with tiled hearth, and generous proportions ideal for both relaxing and entertaining.

The well-appointed galley kitchen is fitted with a range of cream wall and base units, complemented by oak worktops and integrated appliances including oven, gas hob, extractor hood and microwave, with additional space for freestanding appliances.

The principal bedroom is a particularly attractive room, featuring a decorative fireplace, detailed cornicing and a peaceful rear outlook over the garden. A further versatile room on this level, currently used as a home office, benefits from a large front-facing window and similar period detailing.

A modern shower room completes the first floor, fitted with a white suite, vanity storage, large shower enclosure and heated towel rail.

A notable feature of the property is the hidden staircase leading to the upper level, where two spacious double bedrooms are located. One benefits from a large Velux window to the front, while the other enjoys a dormer window to the rear, enhancing both light and space. A second shower room serves this level, along with useful additional storage and utility space.

Externally, the property is complemented by a beautifully maintained and mature garden to the side and rear. Thoughtfully arranged with stone chips, planting beds, and established shrubs, the garden offers a private and tranquil outdoor space. A substantial summerhouse with decking provides an excellent area for relaxing or entertaining, while an additional garden shed offers practical storage.

Early viewing is highly recommended to appreciate the space, character, and setting of this exceptional home.



