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**18 QUEENS BUILDINGS, TAYPORT DD6 9BD  
OFFERS OVER £115,000**

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This well proportioned two bed first floor flat is full of personality featuring bold colours and playful patterns that give a vibrant and welcoming atmosphere throughout. The property forms part of the popular Queens Buildings situated on Dalgleish Street offering stunning views across the River Tay. The property benefits from two private balconies which add to the wonderful sense of space in connection with its surroundings. Tayport, is an idyllic town located on the south side of the River Tay and is well known for Tentsmuir Forest and beach. There is easy access to Tayport's local amenities, including grocery stores, leisure facilities, bowling club and beach front. In addition, there are commuting links to Dundee city centre and the surrounding towns within Fife.

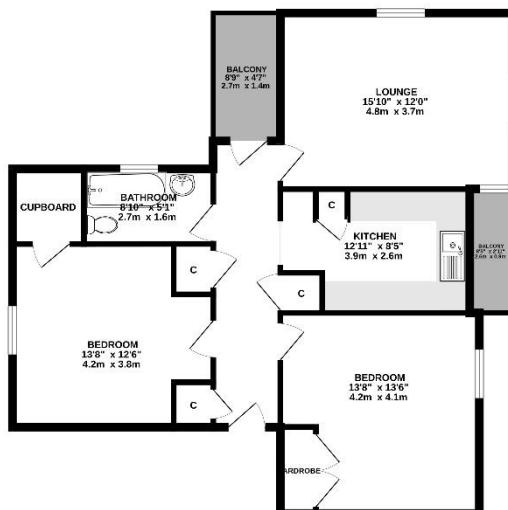
The property opens to the hallway with the focal feature being the full-length glass door opening to the balcony with views across the River Tay. A charming stained-glass window with a lighthouse design adds character and a subtle nautical reference to the property's coastal setting. The lounge is located to the front of the property benefiting from the stunning scenic views and access to the second private balcony of the property. This is a generously sized room and is laid with carpet flooring. The modern kitchen is fitted with white wall and base units with a contrasting black and white tile effect linoleum flooring. The integrated appliances include an electric hob, oven and extractor hood and the free-standing washing machine and fridge freezer may be included at separate negotiation.

The two double bedrooms are excellently sized both benefiting from storage space and carpet flooring. The bathroom is fitted with a three-piece white suite with an electric shower over the bath. The room is finished with a white and sparkle effect wet wall surrounding the bath and a wood effect linoleum flooring.

The property also benefits from a good sized cellar on the ground floor and exclusive garden ground laid with lawn to the rear of the property.

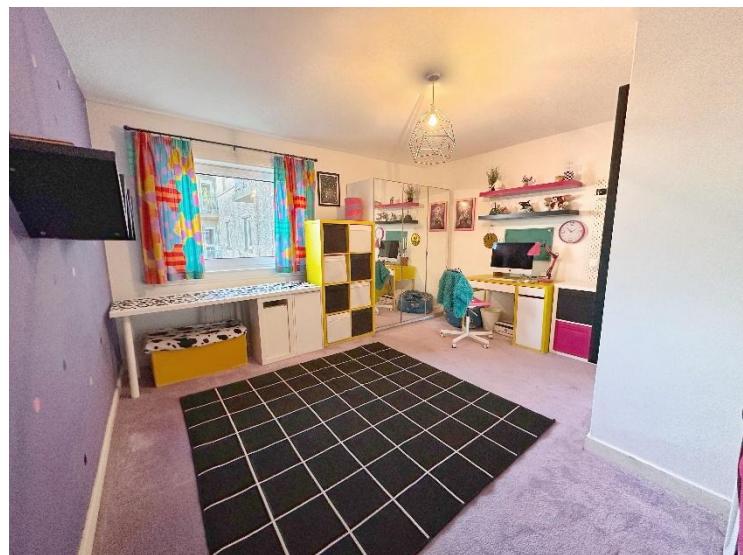
This is an excellent property for first time buyers or small families, and early viewing is highly recommended to fully appreciate this property.

FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the information contained in this document, no responsibility can be accepted for any inaccuracies. This plan is for illustrative purposes only and should not be relied on as a statement of fact. Measurements are approximate and no responsibility can be accepted for any inaccuracies.

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