



4A WILLIAM STREET, TAYPORT, FIFE, DD6 9HN
OFFERS OVER £250,000



HOME REPORT VALUATION **£250,000**

EPC RATING **C**



This impressive 5-bedroom detached family villa is in a fantastic condition ideal for those looking to move in immediately. The property is excellently situated for easy access to Tayport's local amenities including grocery stores, leisure facilities, bowling club and beach front. Tayport is an idyllic town located on the south side of the River Tay and is well known for Tentsmuir Forest and beach. In addition, there are commuting links to Dundee City Centre and the surrounding towns in Fife.

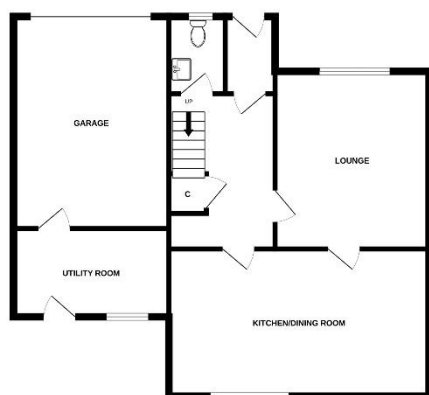
The front of the property is kept private from the main road by way of a mature boundary hedge with a steel double gate opening to the Monoblock driveway. The property opens to the entrance vestibule which is laid with carpet flooring which extends through to the hallway and stairs. Located to the front of the property is the spacious lounge benefiting from a large window which looks over the front garden and a glass door which opens to the dining area. The kitchen is excellently sized for families, with a vast number of wall and base units providing sufficient storage space. The integrated appliances include a dishwasher, oven and gas hob. The dining area benefits from double patio door opening to the rear garden. The utility room is an ideal space for white goods and provides access to the garage and the rear garden. The boiler is also located within this room and was installed in 2024 with a 12-year warranty. Also on the ground floor is a WC with linoleum flooring and includes a vanity unit with wash-hand basin, and WC.

The first-floor landing is laid with carpet flooring and includes a storage cupboard and access to the roof space by way of the attic hatch. The main bedroom is generously sized and benefits from a fitted wardrobe with mirrored sliding doors. The en-suite is of a modern design with black tiled flooring contrasting white tiled walls. There is a large shower cubicle along with a stainless-steel heated towel rail. There are a further four bedrooms all fitted with carpet flooring perfect for large families. The family bathroom is fully tiled and is fitted with a white 3-piece suite with a shower over the bath.

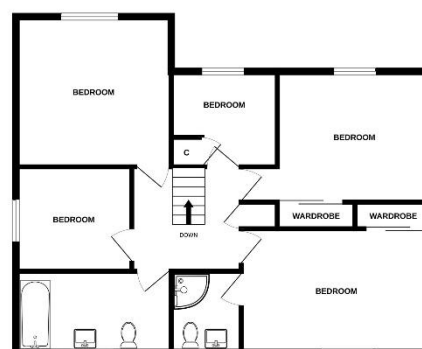
The front garden and rear gardens are both fully enclosed, with a lawned area to front along with the driveway providing ample off street parking. The rear garden is laid with patio and Monoblock, being an excellent area for outdoor seating.

Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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