



22 CRAIG ROAD, TAYPORT, FIFE, DD6 9LF
OFFERS OVER £290,000



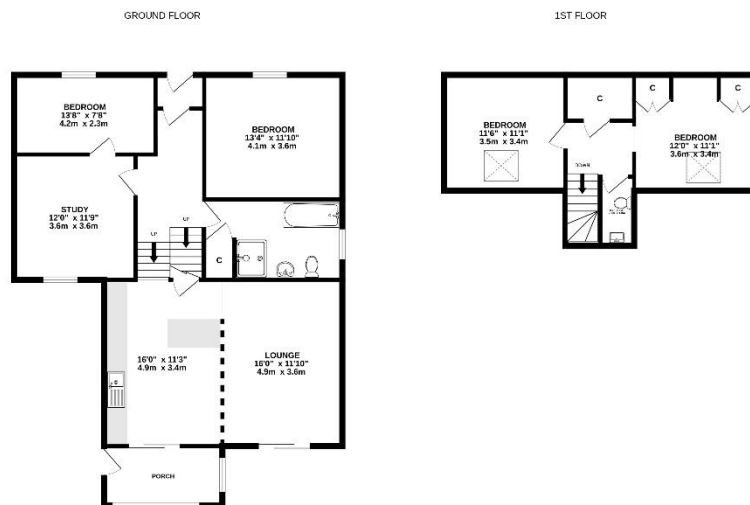
This charming 4 bed detached bungalow with attic rooms is full of character and boasts an impressive garden. The property has been extended to the rear offering a spacious open plan kitchen and living area. The extension has been finished with larch cladding which is a seamless blend with the garden. The property is located within a quiet residential area of Tayport just a short walk from the town centre with 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. There are also commuting links to Dundee City Centre and the surrounding towns.

The property opens to the entrance vestibule and hallway, with steps leading down to the open plan living area, and a winding staircase leading to the first-floor accommodation. The open plan living area is excellent for families, with glass sliding patio doors opening to the rear garden and rear porch for coats and muddy boots. The kitchen is fitted with wall and base units and a breakfast bar. The integrated appliances include an oven, grill, gas hob and extractor hood with space for further white goods and a storage cupboard under the stairs. The study is also situated on the ground floor with a large South facing window filling the room with natural light. In addition, there is a fireplace with slate surround and hearth, and timber mantel. The two bedrooms on the ground floor are located to the front of the property and fitted with carpet flooring. The family bathroom is of a generous size and is fitted with a three-piece suite and shower cubicle. The vanity unit and linen cupboard offer suitable storage space.

The first-floor landing is well lit by the South window and is laid with carpet flooring. On the landing is a storage cupboard and access to the roof space by way of the attic hatch. The two bedrooms on the first floor are of a similar size and both benefit from large Velux windows. There is also a w.c. on this level with tiled flooring and partially tiled walls.

To the front of the property there is a parking space with electricity point which would be ideal for those wishing to install an EV charger. There are double gates from here which would allow for further off street parking. The rear garden is exceptional, featuring a decking area directly accessed via the living room patio doors, leading to the lawned garden with mature fruit trees and established shrubs. This is a fantastic area for those with a passion for gardening, and children and pets to enjoy.

Early viewing is highly recommended to fully appreciate this property.



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, capacity and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The architect, engineer and other professionals have not been asked and in a position to bear any responsibility or liability for any errors.

