



30 Norwood,
Newport On Tay DD6 8DW

Offers Over £410,000

This impressive stone built semi detached villa of character enjoys an elevated position in the popular township of Newport on Tay. The subjects command outstanding panoramic views to the River Tay and far beyond. Modernisation has been carried out over the years to blend sympathetically with the many outstanding retained features of character throughout. These features include the carved wood banister and balustrades on the staircase to the upper floor accommodation, ornate ceiling plasterwork, attractive natural wood door surrounds and skirting boards and an impressive carved wood fire surround in the lounge.

With floorcoverings and blinds included and with the benefit of gas central heating and double glazing this is an excellent ready to live in home. At ground floor level there are a range of well proportioned public rooms which include a feature sun lounge extension on the west elevation. Vehicular needs are amply catered for through a large garage located on a lane to the rear of the property together with adjacent parking, shed/workshop. Attractive easily maintained garden to front and rear featuring, lawns, mature trees, Astrotruf and new pathways.

This is a prominent property and an excellent example of this much sought after house style. The accommodation is over three floors which includes two attic bedrooms and toilet which are accessed by a hidden staircase from the upper floor landing. EPC-E.

- Period Semi-Detached Villa;
- Period Features
- Lounge with Bay
- Dining; Conservatory
- Dining Kitchen;
- Utility; Box Room
- Shower Room; Bathroom
- Family Room
- 6 Bedrooms; Front Rooms Having River Views
- Box Room/Store/Toilet
- Garage
- Shed/Workshop
- Attractive Garden
- Gas C/H; Dble Glz
- Many Extras



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Lounge	16'9 x 16'3	(5.11m x 4.95m)
Dining Room	14'4 x 14'9	(4.37m x 4.50m)
Conservatory	17'0 x 9'6	(5.18m x 2.90m)
Dining Kitchen	14'9 x 12'9	(4.50m x 3.89m)
Shower Room	11'0 x 6'6	(3.35m x 1.98m)
Family Room	15'2 x 10'2	(4.62m x 3.10m)
Utility Room	11'0 x 5'8	(3.35m x 1.73m)
Box Room	5'4 x 4'0	(1.63m x 1.22m)
Family Bathroom	9'8 x 6'4	(2.95m x 1.93m)
Bedroom 1	14'9 x 14'4	(4.50m x 4.37m)
Bedroom 2	15'4 x 12'8	(4.67m x 3.86m)
Bedroom 3	12'0 x 7'6	(3.66m x 2.29m)
Bedroom 4	21'2 x 14'9	(6.45m x 4.50m)



Illustration For Identification Purposes Only. Not To Scale (D 344279 / Ref. 82140)

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