



6 Prospect Terrace, Newport On Tay, DD6 8AW

A rare opportunity to the local market, this sizeable detached villa is presented in immaculate condition and boasts outstanding panoramic views over the River Tay and towards Dundee. Characterised by a broad frontage, the property is set within a sizeable plot and offers swift access to the centre of Newport where a range of amenities including shopping, bars and restaurants can be found. Dundee City Centre is a short 3 mile commute across the Bridge with St Andrews and wider Fife also easily accessible.

The property has seen extensive internal renovation and now displays modern accommodation which comprises, entrance vestibule, traditional entrance hallway, beautiful lounge which enjoys open aspects and many period features including functioning original wooden shutters, large sitting room, dining room/bedroom 4, stunning designer kitchen fitted with high quality units and granite countertops, fully equipped utility room and family bathroom. The ground floor master bedroom is a keynote room with highlights including a generous bespoke fitted dressing room, luxury en-suite bathroom with full suite and a useful large home office/nursery room off. The First floor provides two further large bedrooms, additional eaves storage and a family bathroom.

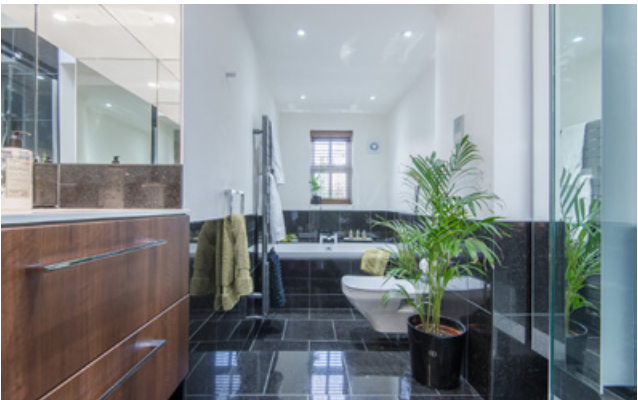
The specification is exacting throughout with many original features such as ornate plater cornice, deep skirting boards and open period fireplaces retained. Traditional sash windows are complemented by partial double glazing and there is a gas central heating system.

Externally the property is set within a generous plot with plentiful off street parking. There is a large double garage with a useful room above which is currently utilised as a home gym. Further external storage is provided by way of a potting shed, glass greenhouse and a large tool shed. The garden offers multiple seating areas all well placed to make excellent use of the fantastic views on offer.

- Stunning Detached Villa
- Exclusive Location
- Panoramic Views
- Four bedrooms
- Two Public Rooms
- Master Bedroom with En-suite, bespoke dressing room and Office
- Utility Room
- Broad Driveway & Garage
- Many Period Features Retained
- EPC Rating E



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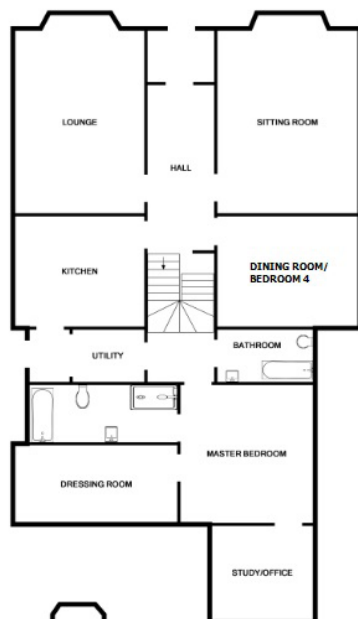


Room Dimensions

Lounge	23'10 x 14'4	(7.26m x 4.37m)
Sitting Room	20'10 x 14'6	(6.35m x 4.42m)
Dining Room	14'4 x 13'9	(4.37m x 4.19m)
Dining Kitchen	11'9 x 11'4	(3.58m x 3.45m)
Utility Room	9'5 x 5'6	(2.87m x 1.68m)
Bathroom	9'6 x 5'0	(2.90m x 1.52m)
Master Bedroom	14'4 x 13'7	(4.37m x 4.14m)
Office/Nursery	10'10 x 10'1	(3.30m x 3.07m)
Dressing Room	13'9 x 6'9	(4.19m x 2.06m)
En-Suite Bathroom	12'1 x 6'2	(3.68m x 1.88m)
Bedroom	15'6 x 10'7	(4.72m x 3.23m)
Bedroom	15'6 x 13'5	(4.72m x 4.09m)
Bathroom	8'10 x 7'5	(2.69m x 2.26m)



Ground Floor



First Floor



Illustrative only. Not to scale.

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Dundee: Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ

Tel: 01382 200099 | E: dundee@thorntons-law.co.uk | www.thorntons-property.co.uk

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