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*Let's get a move on!*



4 Butter Wynd

| Tayport | DD6 9DA





## 4 Butter Wynd

| Tayport | DD6 9DA

Offers Over £165,000

Excellent opportunity to purchase a newly renovated semi-detached cottage located within central Tayport. The location is ideal for: shops, primary school, bus routes, parks, beach and harbour. There is straightforward access to Dundee and St Andrews both offering a wide variety of social, leisure and consumer facilities.

This delightful fully renovated, well presented cottage comprises: hallway, lounge, conservatory/dining, 3 bedrooms plus newly fitted kitchen, bathroom and en-suite shower room. The impressive list of attributes includes: double glazing, gas fired central heating with recently installed combination boiler, exposed beams, contemporary interior doors, tiling in bathroom and en-suite, blinds, carpets, integrated oven, hob, extractor, washing machine and fridge/freezer.

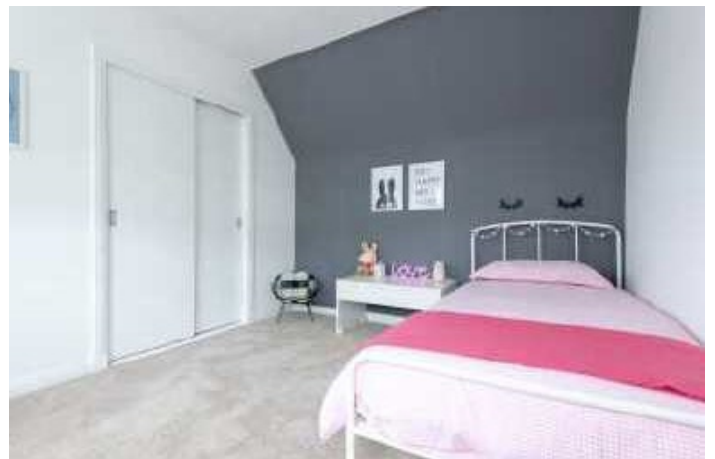
Externally there is an attractive front garden with access from the conservatory. This low maintenance area also benefits from well stocked borders and open outlook. There is a further enclosed courtyard to the rear.

Viewing of this charming cottage is essential to appreciate the quality of refurbishment and character on offer.

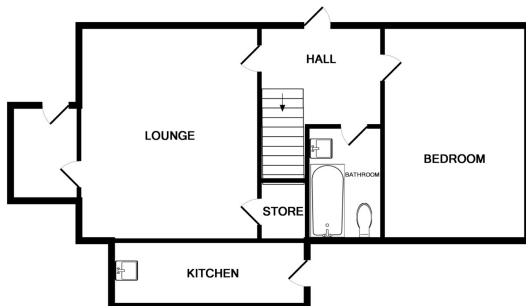


- Charming Cottage
- Central Location
- Completely Refurbished
- Lounge: Conservatory
- Newly Fitted Kitchen

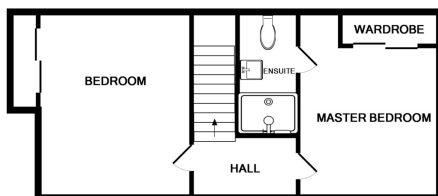
- Contemporary Bath & En-Suite
- 3 Good Sized Bedrooms
- GCH; D/G; Many Extras
- Garden And Courtyard
- EPC Rating C







GROUND FLOOR



1ST FLOOR

Lounge	15'7 x 12'3	4.75m x 3.73m
Conservatory/Dining	8'1 x 6'1	2.46m x 1.85m
Kitchen	14'0 x 5'8	4.27m x 1.73m
Bathroom	8'9 x 4'7	2.67m x 1.40m
Bedroom 1 (Lower)	13'10 x 9'6	4.22m x 2.90m
Bedroom 2	11'3 x 9'1	3.43m x 2.77m
En-Suite	8'0 x 3'0	2.44m x 0.91m
Bedroom 3	11'3 x 9'6	3.43m x 2.90m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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