



5 Struan Place

| Newport On Tay | DD6 8DP

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Description

Excellent opportunity to purchase this traditionally constructed semi-detached villa which occupies an elevated site affording panoramic views over the River Tay and beyond. The central location allows easy access to town centre shopping, medical centre, leisure facilities, primary school and commuter bus routes. Newport is ideally placed for nearby Dundee and historic St Andrews both offering a wide selection of consumer and leisure amenities.



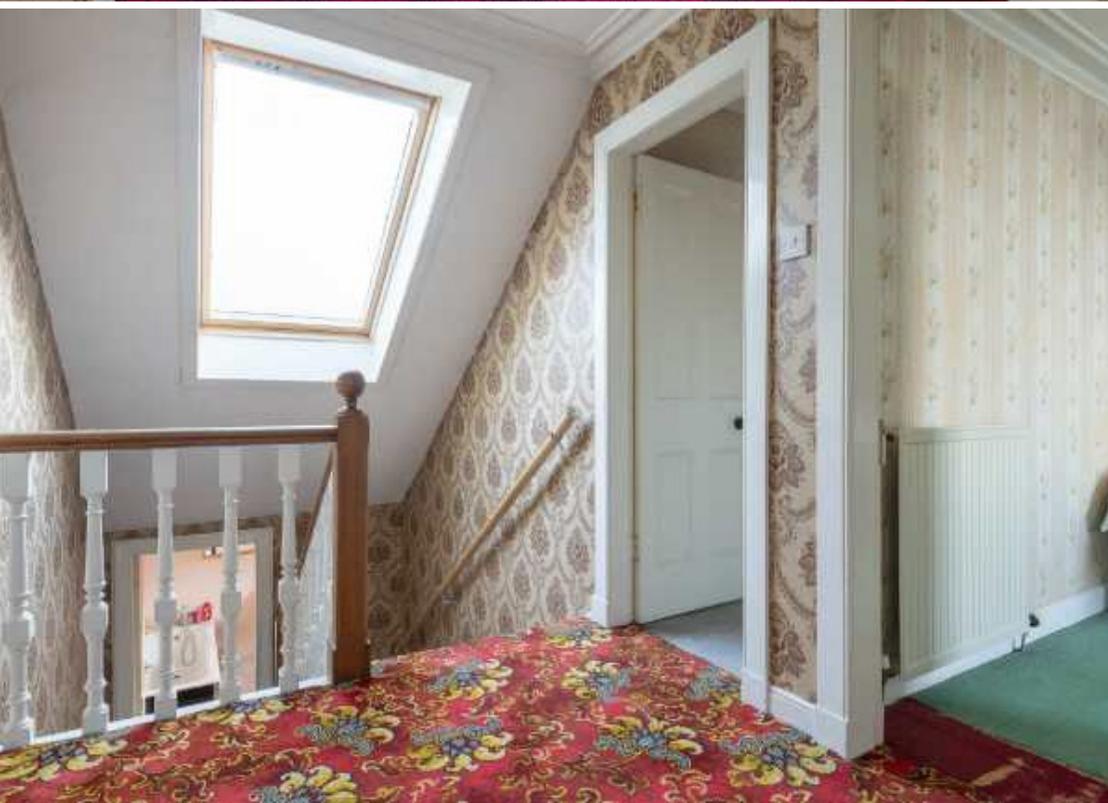


Description

This substantial residence offers spacious accommodation over two levels comprising: vestibule, hallway, lounge with bay window, dining room, kitchen, utility, bathroom, box room and four bedrooms. All the front rooms benefit from stunning views over the River Tay and Rail Bridge. The impressive list of attributes includes: partial double glazing, gas fired heating, ornate coricing and centre roses in lounge and dining room, wood panelled doors, period fireplaces, excellent storage and attic space.

Externally there is a large front garden featuring: off street parking, garage, formal lawns, box hedging, patio and mature herbaceous borders. There is a low maintenance garden/drying area to the side and rear comprising; gravel areas, lawn and timber shed.

This property requires some upgrading yet offers excellent value for money due to it's highly desirable location within this bustling town. EPC E.

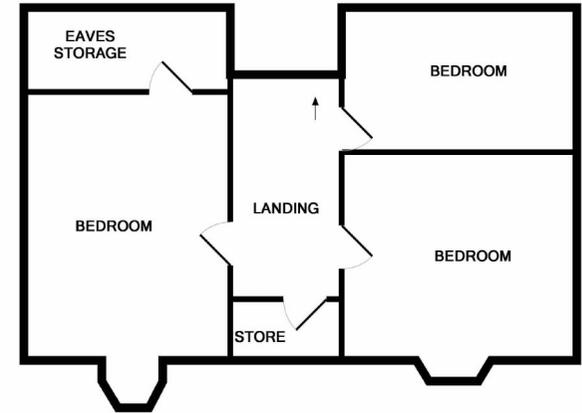
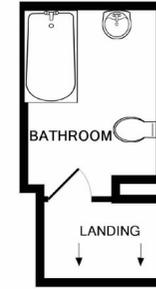
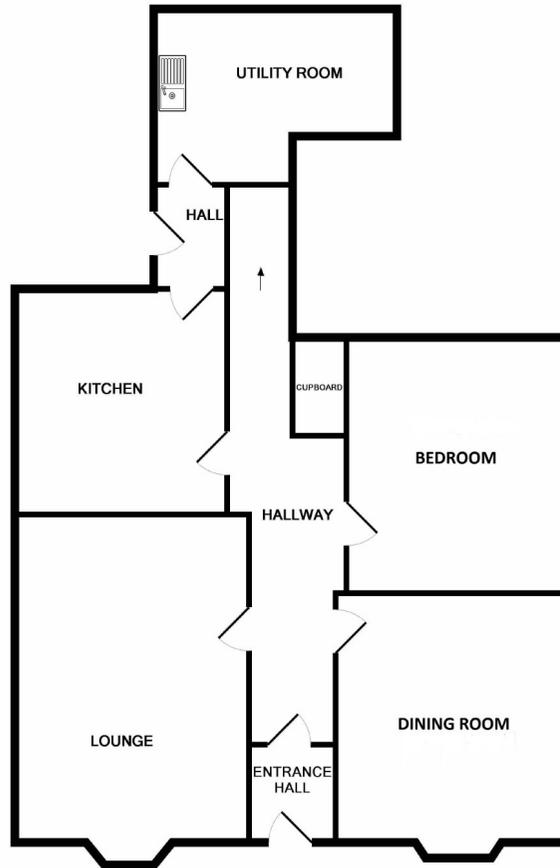








Lounge (Widest)	18'8 x 13'7	5.69m x 4.14m
Dining	14'5 x 13'7	4.39m x 4.14m
Kitchen	13'0 x 12'10	3.96m x 3.91m
Utility	13'9 x 10'0	4.19m x 3.05m
Bathroom	11'2 x 9'0	3.40m x 2.74m
Box Room	7'7 x 6'6	2.31m x 1.98m
Bedroom 1 (Lower)	13'7 x 13'1	4.14m x 3.99m
Bedroom 2 (Widest)	19'0 x 13'0	5.79m x 3.96m
Bedroom 3 (Widest)	14'1 x 13'3	4.29m x 4.04m
Bedroom 4	13'5 x 8'8	4.09m x 2.64m



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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