

Trinity Church Boat Road Newport on Tay

Apartment	Type	Price
2	3 Bedroom Apartment	Offers Over £375,000
3	3 Bedroom Apartment	Offers Over £385,000



Trinity Church, Apartments 2 & 3 Boat Road
| Newport On Tay | DD6 8DA

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Trinity Church, Apartment 2 Boat Road

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Description

These are two generously proportioned apartments created within Trinity Church which is a magnificent building and a focal point located at the bottom of Newport High Street. The former church has been converted into three separate dwellings. While converting the church into modern day dwellings every effort has been made to preserve as much of the original internal architectural features as possible. Included within the refurbishment are newly installed Oak and Glass staircases, new plumbing, gas central heating with hot water storage system, fully rewired electrics.





Description

The kitchens are Bespoke German design with high end branded integrated appliances and a boiling hot water tap included.

The generously proportioned accommodation comprise of open plan kitchen/dining room, a lounge, three double bedrooms, en-suite's, split levels, within Apartment 3 a stunning mezzanine lounge and a bonus study area. Heating is provided by gas fired central heating system backed up with high levels of insulation and a mixture of aluminium double glazing and original retained stainglass which shall be secondary glazed. Both apartments enjoy separate main door access with elevated views from all floor levels over The River Tay to Dundee. Early reservation may allow for a choice of options in kitchen, bathrooms and internal joinery.

Both apartments have bedroom accommodation on the entrance level which should appeal to a variety of buyer types.

Located within the popular riverside town of Newport on Tay there is straightforward access to Tayport, St Andrews, The Tay Road Bridge and onto central Dundee and a wide range of shopping and business amenities including the east coast mainline railway station, Dundee Airport, Dundee University Campus and Ninewells Hospital. Dundee City Centre, St Andrews, the East Neuk and other towns and employment centres within the Fife area are within reasonably short and comfortable commuting distance by bus or car.

Viewing is strongly recommended to fully appreciate the generous proportions of the rooms, the quality of finish throughout, the convenience of the local amenities and access to the surrounding towns.

Viewings for interested parties can be arranged by selling agents Thorntons Property Services on 01382 200099 or email newhomes@thorntons-law.co.uk

Please Note : Any internal images showing furniture are for illustration purposes only using virtual staging



Ground Floor

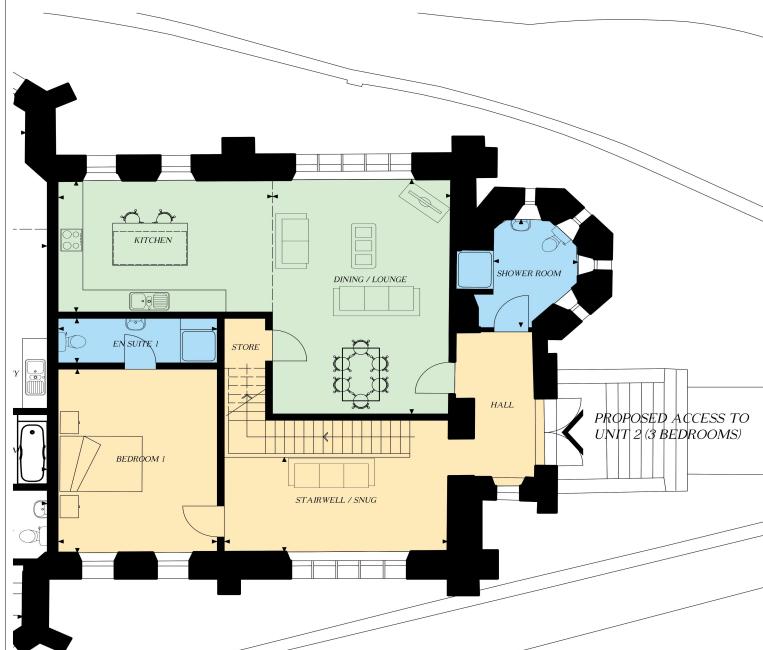


First Floor

Apartment 2

Apartment 2

These Layout Plans are for illustration purposes only. They do not form part of a contract or warranty as individual features may vary from time to time.



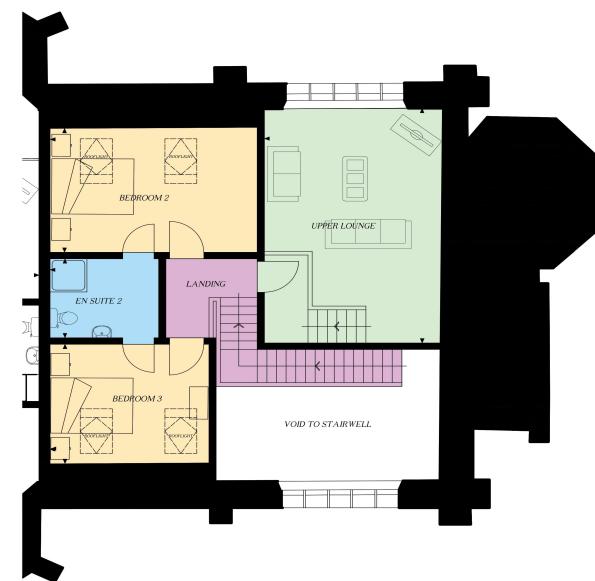
INTERNAL GROSS FLOOR AREA - 105.00sqm (1130sqft)

ROOM DIMENSIONS

STAIRWELL / SNUG	5.22 x 2.37m	17'1" x 7'9"
DINING / LOUNGE	4.31 x 6.17m	14'1" x 20'2"
KITCHEN	5.22 x 3.35m	17'1" x 10'1"
BEDROOM 1	3.87 x 4.78m	12'7" x 15'8"
EN SUITE 1	3.87 x 1.20m	12'7" x 3'11"
SHOWER ROOM	1.87 x 2.72m	6'1" x 8'11"

Flat 2 Ground Floor level

*Proposed flattened development at
Former Free Trinity Church,
Newport-on-Tay, Fife*



GROSS INTERNAL FLOOR AREA - 69.00sqm (742sqft)

ROOM DIMENSIONS

UPPER LOUNGE	4.16 x 6.17m	13'7" x 20'2"
BEDROOM 2	5.05 x 3.36m	16'6" x 11'0"
BEDROOM 3	3.87 x 3.23m	12'7" x 10'6"
EN SUITE 2	2.65 x 2.14m	8'8" x 7'0"

TOTAL GROSS INTERNAL FLOOR AREA - 174.00sqm (1872sqft)

Flat 2 First Floor level

Apartment 3



Ground Floor



First Floor

Apartment 3

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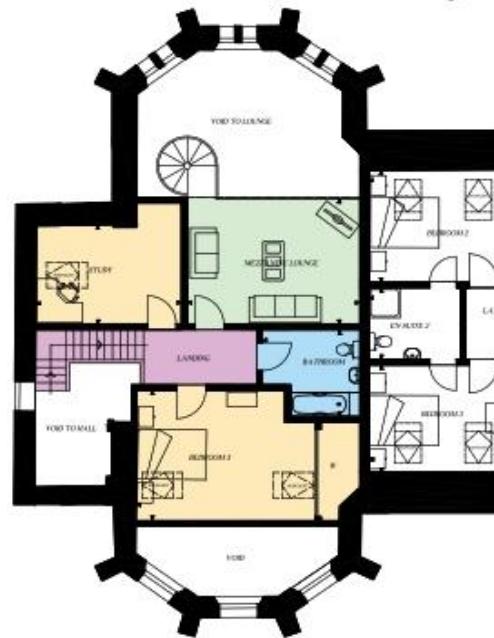
GROSS INTERNAL FLOOR AREA - 113sqm (1216sqft)

ROOM DIMENSIONS

DINING AREA	5.58 x 4.23m	18'3" x 13'10"
KITCHEN / UTILITY	5.01 x 4.86m	16'5" x 15'11"
BATHROOM	2.68 x 1.87m	8'9" x 6'1"
BEDROOM 1	5.50 x 4.72m	18'0" x 15'5"
EN SUITE	2.30 x 1.85m	7'6" x 6'1"
BEDROOM 2	4.02 x 2.75m	13'2" x 9'0"

Flat 3 Ground Floor level

*Proposed flatted development at
Former Free Trinity Church,
Newport-on-Tay, Fife*



GROSS INTERNAL FLOOR AREA - 70.00sqm (753sqft)

ROOM DIMENSIONS

MEZZANINE LOUNGE	5.01 x 5.76m	16'5" x 18'10"
BEDROOM 3	5.22 x 3.90m	17'1" x 12'9"
BATHROOM	2.83 x 2.60m	9'3" x 8'6"
STUDY	4.00 x 2.70m	13'1" x 8'10"

TOTAL GROSS INTERNAL FLOOR AREA - 183.00sqm (1969sqft)

Flat 3 First Floor level



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