



Trinity Church, Lower Ground Floor, Boat Road

| Newport On Tay | DD6 8DA

Fixed Price £235,000

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Description

This spacious ground floor apartment forms part of the stunning Trinity Church and Hall which has been recently converted and as such benefits from a total internal refurbishment to create a modern dwelling. The whole building is to be divided into 3 exclusive residences which will all enjoy this prime location situated in close proximity to local amenities and the stunning River Tay.





Description

This apartment forms part of the lower ground floor of this impressive landmark building and is a spacious self-contained main door property. The generously proportioned accommodation within this apartment comprises an open plan kitchen/dining room/lounge, two double bedrooms, with the main bedroom having a split level floor to a dressing room with a built in wardrobe, the dressing room then leads to an en-suite bathroom with separate shower cubicle. There is a further bedroom on the opposite side of the apartment as well as a rear lobby with utility store and family bathroom with bath and separate shower cubicle.

Extra features include quality floor coverings throughout, including fitted carpets in bedrooms, wooden flooring in the main living area and ceramic tiling to bathroom and en-suite. The stylish kitchen is of German design with solid worktops and high end integrated appliances. Heating is provided by a Worcester Bosch gas fired central heating system and the apartment has fully double glazed traditional sash and case windows.

This exceptional building has many magnificent features retained and incorporated in the design of this unique apartment, 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.

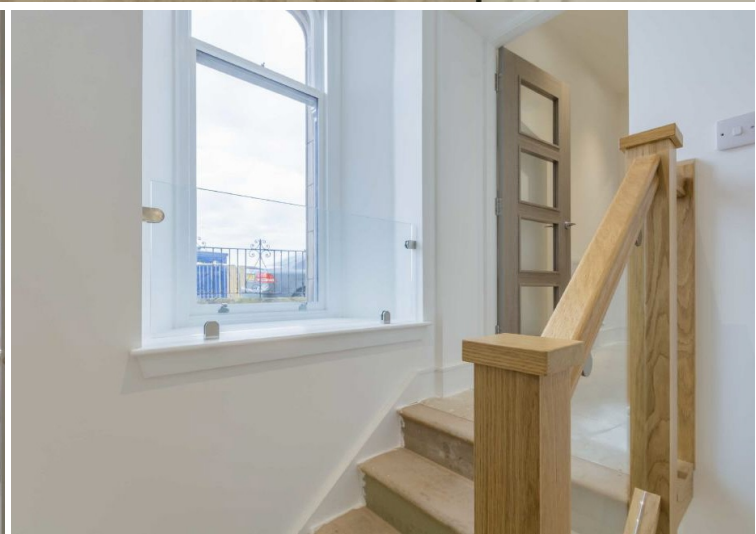
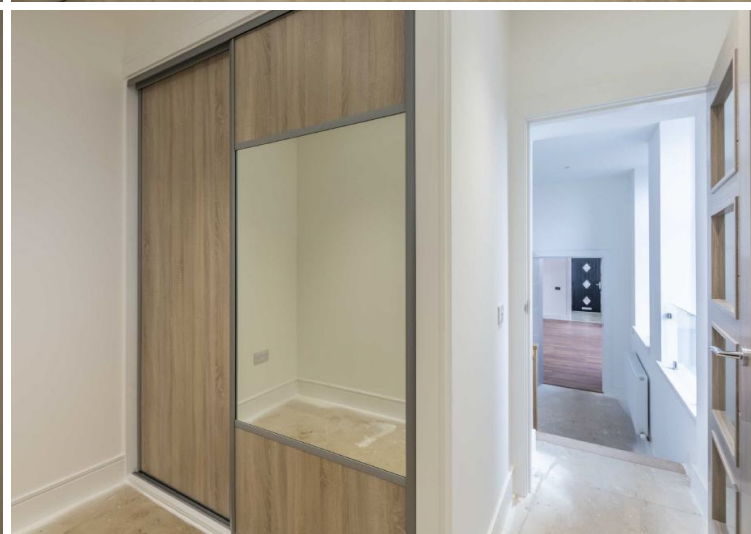
Viewing is strongly recommended to fully appreciate the generous proportions of the rooms, the quality of finish throughout, the convenience of the local amenities and access to the surrounding towns.

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 : Internal images showing furniture are for illustration purposes only using virtual staging









Lounge/Dining/Kitchen	5.54 x 9.59m	18'2" x 31'6"
Master Bedroom	4.37 x 4.85m	14'4" x 15'11"
Dressing Area	2.42 x 1.81m	7'11" x 5'11"
Ensuite	2.85 x 2.81m	9'4" x 9'3"
Bedroom 2	3.87 x 3.67m	12'8" x 12'0"
Bathroom	3.79 x 3.21m	12'5" x 10'6"
Utility	1.95 x 1.40m	1.95 x 4'7"



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