





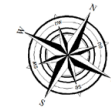
Enjoying a quiet location in the Angus village of Newtyle and surrounded by picturesque countryside, this appealing second-floor flat boasts wonderful open views and well-presented interiors, including two bedrooms, a box room, a generous living/dining room, and a contemporary kitchen. It also comes with a private garage and a shared rear garden. Furthermore, the property is well positioned for a good range of local amenities and is a mere twenty minutes' drive from Dundee.



Accessed via a shared stairwell from the rear garden, the flat's main door opens into an L-shaped hall that houses three large storage cupboards. The southeast-facing living/dining room is to the front of the property, enjoying wonderful open views across the rolling countryside. This neutrally decorated reception room has a relaxing ambience and wonderful flexibility for various lounge and dining furniture layouts. Conveniently accessed from here is the contemporary, monochrome-style kitchen, which comes beautifully appointed with a range of white-gloss cabinets and black granite-inspired worktops. It incorporates a freestanding electric cooker, washing machine, dishwasher, a vented tumble dryer and a fridge-freezer. Located throughout the home are two bedrooms. Both bedrooms are bright and airy doubles, with the former benefitting from a built-in wardrobe and the latter an open recess for storage. The box room, with good-size proportions, is a versatile space currently arranged as a dining room. Completing the accommodation is a spacious bathroom, featuring a white three-piece suite with shower-over-bath and additional storage. Electric heating and double glazing ensure year-round efficiency and warmth. A partially floored attic, with lighting, provides extra scope and storage potential.

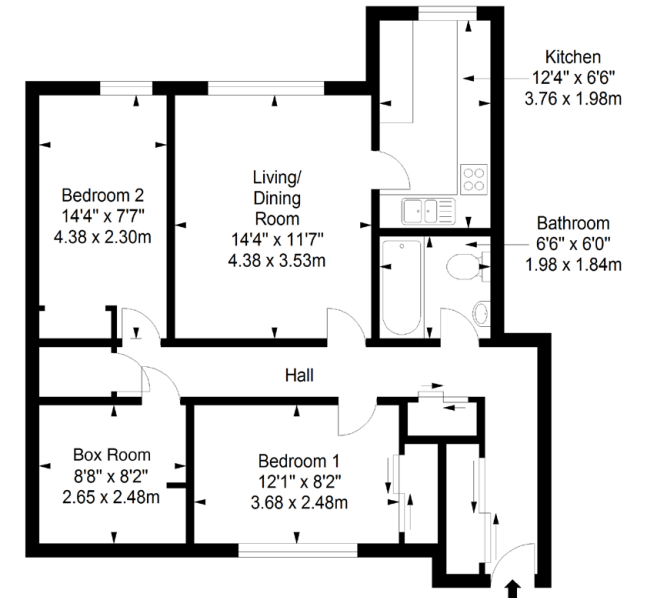
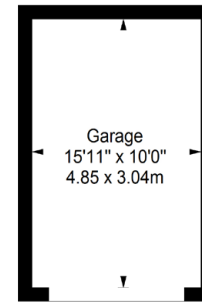
Externally, the flat is accompanied by a shared rear garden with a well-tended lawn and a secure communal locker. The property comes with a private single garage. Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, and freestanding kitchen appliances. EPC Rating: D.





Second Floor
Approx. 72.6 sq. metres (781.5 sq. feet)

Garage
Approx. 14.8 sq. metres (159.3 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 sq. feet)

FEATURES

- Well-presented second-floor flat
- In the picturesque village of Newtyle
- Quiet location close to local amenities
- Open views of surrounding countryside
- L-shaped hall with three cupboards
- Southeast-facing living/dining room
- Contemporary, monochrome kitchen
- Two bright & airy double bedrooms
- Versatile box room
- Spacious three-piece bathroom
- Partially floored attic for storage
- Electric heating & double glazing
- Well-tended shared garden
- Private single garage

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.