



26 CASTLE STREET

Tayport, Fife, DD6 9AF



With a desirable setting in the coastal town of Tayport, this charming duplex apartment is a unique and versatile property that is presented in move-in condition, enjoying light and airy interiors and quality fixtures and fittings. The spacious home is well-suited to a broad demographic too, including small families and professionals looking to commute to Dundee, St Andrews, and beyond.





Features

- Unique duplex apartment
- At the ground & lower-ground level
- Close to the harbour in Tayport
- Well-presented interiors
- Welcoming entrance hall
- Southwest-facing living room
- Well-appointed dining kitchen
- Discreetly located utility room
- Family room/home office
- Two airy double bedrooms with built-in wardrobes
- Large four-piece bathroom
- Well-kept communal garden
- Unrestricted on-street parking

Extras: integrated appliances, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Tayport

Nestled by the River Tay with views to Broughty Ferry, Tayport is a picturesque and leafy green coastal town that is surrounded by open countryside. Home to a rugged beach and a harbour, the area offers a wealth of outdoor activities, from water sports and sailing, to leisurely strolls in the countryside. There are a number of public parks and gardens to explore, and just a short drive away there is the stunning landscape of Tentsmuir National Nature Reserve, with its idyllic loch, golden sands, rolling dunes, and vibrant woodlands – perfect for wildlife watching and relaxed strolls. For golfers, there is the fantastic Scotsraig Golf Club, one of the world's oldest clubs, practically on your doorstep. Plus, the world-renowned courses of St Andrews are just a short 20-minute drive away. Furthermore, Tayport has a local football club and a skatepark for sports enthusiasts. The area has a good selection of local amenities, with a choice of convenience stores and food stores, a post office, and a selection of restaurants and takeaways, as well as a famous distillery. For more extensive shopping, leisure, and cultural facilities, the Tay Road Bridge provides a direct route to the city of Dundee in under 10 minutes by car, where there is an outstanding choice of fashionable high-street stores, supermarkets, and eateries. Tayport is positioned close to excellent road links, with Dundee train station and airport nearby for swift travel across Scotland and beyond. Nursery and primary schooling are provided locally, with secondary education on offer in Dundee. The highly-regarded universities of both St Andrews and Dundee are within easy reach from Tayport.

EPC
RATING:



COUNCIL
TAX BAND:

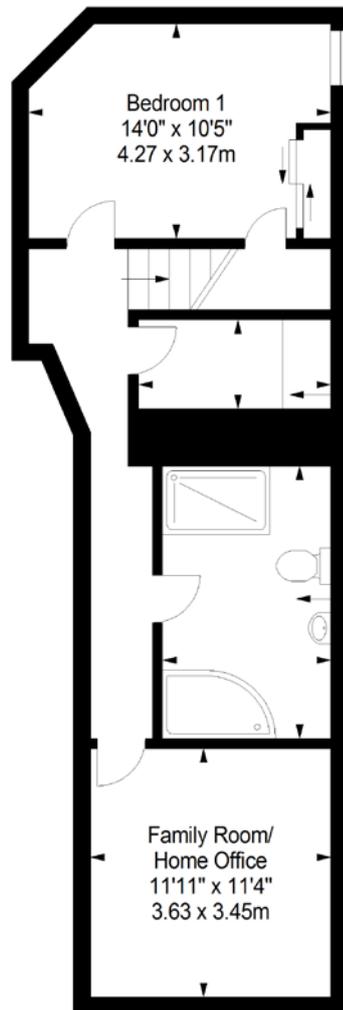


VIEWING

By appointment with Gilson Gray on 01382 201 000

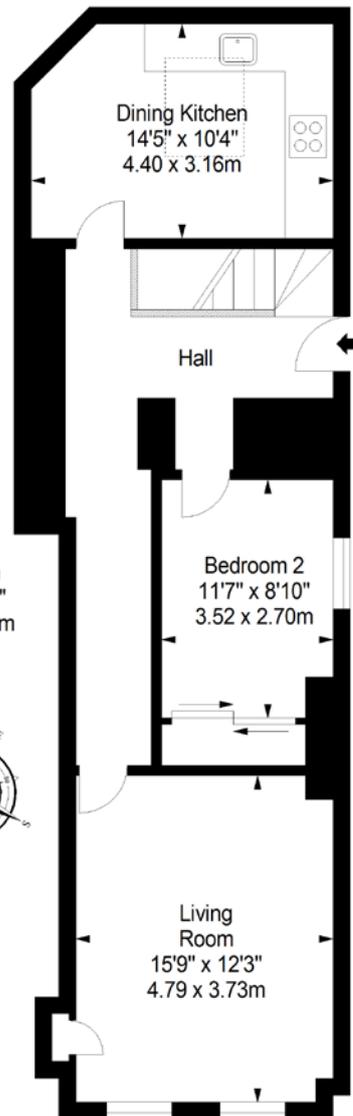
Lower Ground Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Ground Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.2 sq. feet)



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