SOLICITORS ESTATE AGENTS

FT & DC
WALLACE

25 Cupar Road
Newport on Tay

Offers over £150,000







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Substantial Victorian four bedroom semi-detached property in a most desirable area of Newport on Tay. A real opportunity to create a stunning property in an outstanding location.

The property requires complete renovation.

Garden ground to the front, wrapping around to the rear and gated access from St Phillan's Lane. Possibility of altering the rear garden to allow private off-street parking. There are a number of original features including the stair bannister, stained glass window, servants' bell board, cornicing and a number of fireplaces.

The property is close to local amenities and within easy travelling distance to Dundee, Newport is a small town with good community connections. Independent shops, cafes, restaurants, pubs and Art Galleries on the doorstep, whilst over the River Tay, Dundee offers all the amenities one might expect in a thriving coastal city.

The train and bus links in Dundee offer transport in many directions throughout Scotland, making it ideal for the commuter.

There are Primary Schools in Newport and nearby in Wormit while secondary education can be found at Bell Baxter in Cupar or in the public and private schools of Dundee. Abertay University is also located in Dundee, providing further educational opportunities.

The property is entered via a timber front door into a vestibule which leads into a downstairs cloakroom and wc which is in need of immediate attention. The hall provides access to the spacious rear bedroom and lounge with adjoining study.

Lounge **4.35m x 4.22m**
A spacious public room with high ceiling, open fireplace and bay window to the front. A door leads from the lounge to a room which could be used for a variety of purposes.

Study **3.45m x 2.43m**
Versatile room with window to the front. Coving and picture rail.

Bedroom 1 **4.00m x 2.96m**
Large double bedroom with window to the rear. Open fireplace.

Bathroom **2.60m x 1.43m**
Consisting of wc, wash hand basin and bath. Window to the side of the property.

Kitchen **3.88m x 3.50m**
Open fireplace. Sink with drainer under the rear window. An original servants bell board is located in the kitchen. Access from the kitchen to a large storage cupboard by the rear door. A larder is situated off the kitchen, to the rear.

The door onto the rear garden is accessed from a passageway by the kitchen.

The staircase leading to the upper accommodation has an original cast iron bannister with timber hand rail. A stained glass window at the stair-turn is appealing too.

The landing has a door providing access to the stairs leading to the attic space. The landing also provides access to the three further bedrooms.

Bedroom 2 **6.49m x 3.99m**
A very large room. This versatile room could be a formal public room or a luxuriously large bedroom. Bay window to the front. Open fireplace.

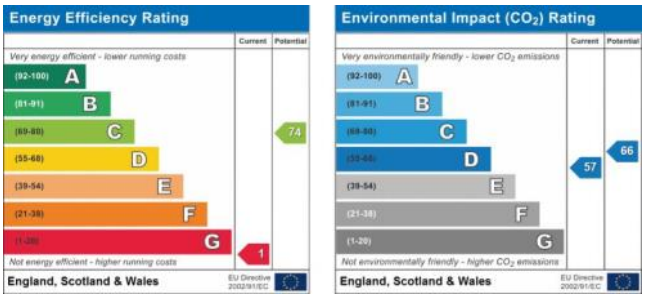
Bedroom 3 **4.39m x 3.27m**
Double bedroom with window to the rear of the property. Open fireplace.

Bedroom 4 **3.50m x 2.68m**
Double bedroom with window to the front of the property. Open fireplace.

Exterior
The garden ground consists of flowerbeds and borders with some overgrown shrubbery. A fruiting apple tree is in the rear garden. A gate leads out to St Phillans Lane. The wash-house and store in the rear provide useful storage and could possibly be developed.

Council Tax - Band "E" for 2026-27.

Energy Performance Certificate



Viewing
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 07761 753488.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.