



1 Craigallan Court, Tayport, DD6 9BP
Offers Over £240,000



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OFFERS OVER
£240,000

Rollos are pleased to present to the market this modern, detached villa, set in a cul-de-sac of similar properties in the popular town of Tayport. The property is conveniently placed for good local amenities, including primary schooling, shops, golf and recreational facilities, while Dundee, only 5 miles away, and St Andrews, 11 miles away, offer a wider range of excellent services.

The bright accommodation is arranged over two levels. The ground floor comprises: reception hallway with a useful built-in cupboard, lounge with space for dining and open-plan modern kitchen, utility room and shower room. The lounge overlooks the front garden, while the open plan kitchen includes integrated hob, oven, fridge, freezer and dishwasher. The utility room provides access to the shower room and rear garden. The shower room comprises a WC, wash hand basin and shower cubicle. The first floor accommodation comprises: three bedrooms, two with built-in storage, and a further modern shower room with WC, wash hand basin and shower cubicle.

The property benefits from gas-fired central heating and double glazing.

Externally, there is a gravel driveway to the front of the property with decking to the side which extends to the rear garden.

Rollos recommend an early inspection of this property to appreciate the accommodation on offer.





- Detached villa
- Open plan Lounge & Kitchen
- Utility room
- Three bedrooms
- Two Shower rooms
- GFCH & DG
- Driveway
- Garden to side & rear

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND D

EPC RATING: B

FLOOR AREA: 990.28 SQ FT







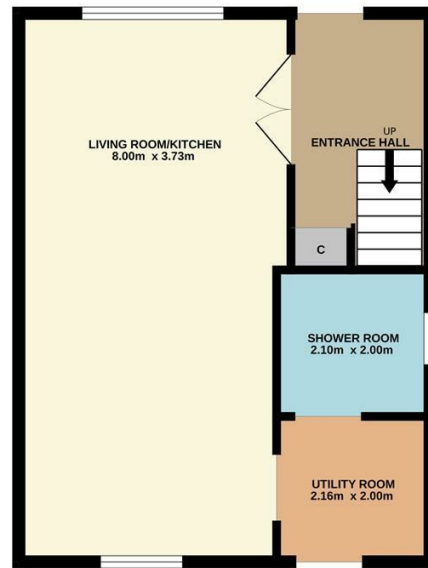
Room Sizes

Approximate measurements

Open Plan Lounge & Kitchen	26'2" x 12'2"
Utility Room	7'1" x 6'6"
Bedroom	15'3" x 9'4"
Bedroom	10'7" x 10'6"
Bedroom	9'3" x 7'6"
Shower Room	6'10" x 6'6"
Shower Room	7'10" x 6'10"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.

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