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**4 WILLIAM PAYNE COURT, TAYPORT, DD6 9NU  
OFFERS OVER £145,000**

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HOME REPORT VALUATION £145,000

EPC RATING C



This well presented two-bedroom ground floor flat is in an immaculate condition, ideal for those looking to move in immediately. The property forms part of a small development of similar style properties within a quiet cul-de-sac. Tayport is an idyllic town located on the south side of the River Tay and is well known for Tentsmuir forest and beach. The property is ideally located for access to many amenities including the grocery store, bowling club and beach front.

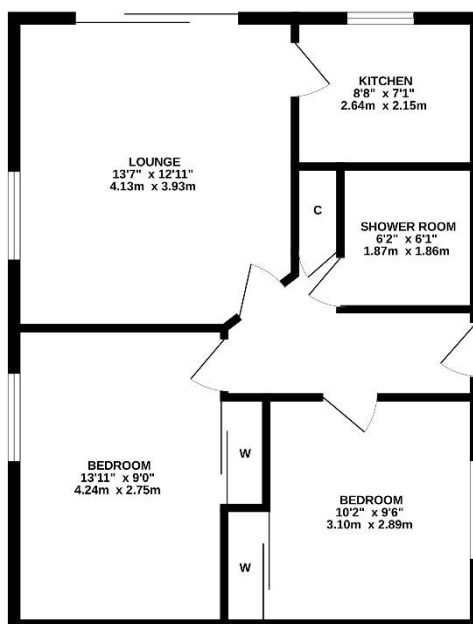
The property opens to the entrance hallway which is laid with laminate flooring and includes a storage cupboard. The lounge is to the front of the property and benefits from glass sliding doors opening to the small patio area to the front of the property. The modern and bright kitchen is fitted with cream wall and base units with a grey marble effect worktop. The integrated appliances include a gas hob, oven, extractor hood and stainless-steel sink. The recently installed washing machine is included within the purchase price.

The two double bedrooms are of a similar size, both with laminate flooring and double wardrobes with mirror sliding doors. The shower room is of a modern design with wood effect laminate flooring and a complementary wet wall surround. The room is fitted with a large walk-in shower cubicle, WC and wash hand basin.

To the rear of the property is a private patio area with boundary wall and fence, and mature shrubs. This is an ideal area for outdoor seating and includes a rotary clothes airer and wooden shed. The property also benefits from an allocated parking space to the front.

Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR



We have every attempt 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, fixtures and appliances shown here are not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaphor C2025



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