



**5 Taypark Terrace, Tayport
Fife DD6 9NT
Offers over £82,995**

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Simple Approach are delighted to welcome this two bedroom, first floor flat on Taypark Terrace to the residential market. This well presented property comprises a welcoming hallway, a bright and spacious lounge, a kitchen with integrated oven and hob, two generous bedrooms, a utility room/hallway with ample counter space and a good sized bathroom. This property benefits from ample street parking and a very well maintained communal rear garden. This lovely flat is set within the highly desirable area of Tayport and benefits from being close by to all local amenities and is ideally placed for its quick access to Dundee City Centre. Viewing this property is highly recommended to fully appreciate the great location of the property on offer.

Utility/Hall

6'0" x 12'3" (1.85 x 3.75)

Livingroom

12'3" x 14'3" (3.74 x 4.36)

Kitchen

10'6" x 4'3" (3.21 x 1.32)

Bedroom

12'4" x 9'1" (3.76 x 2.77)

Bedroom

12'3" x 6'3" (3.75 x 1.93)

Bathroom

4'0" x 10'9" (1.23 x 3.30)

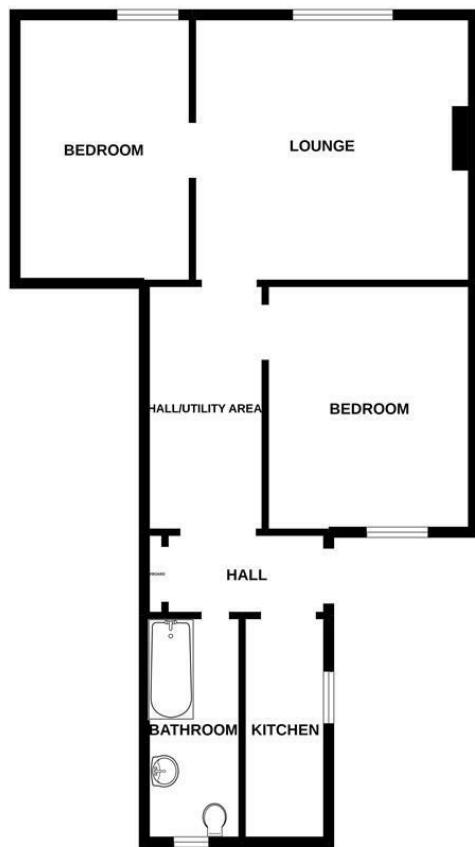




- First Floor Flat
- Highly Desirable Location
- Well Presented Throughout
- Ample Street Parking
- Two Sizable Bedrooms
- Very Well Maintained Communal Garden

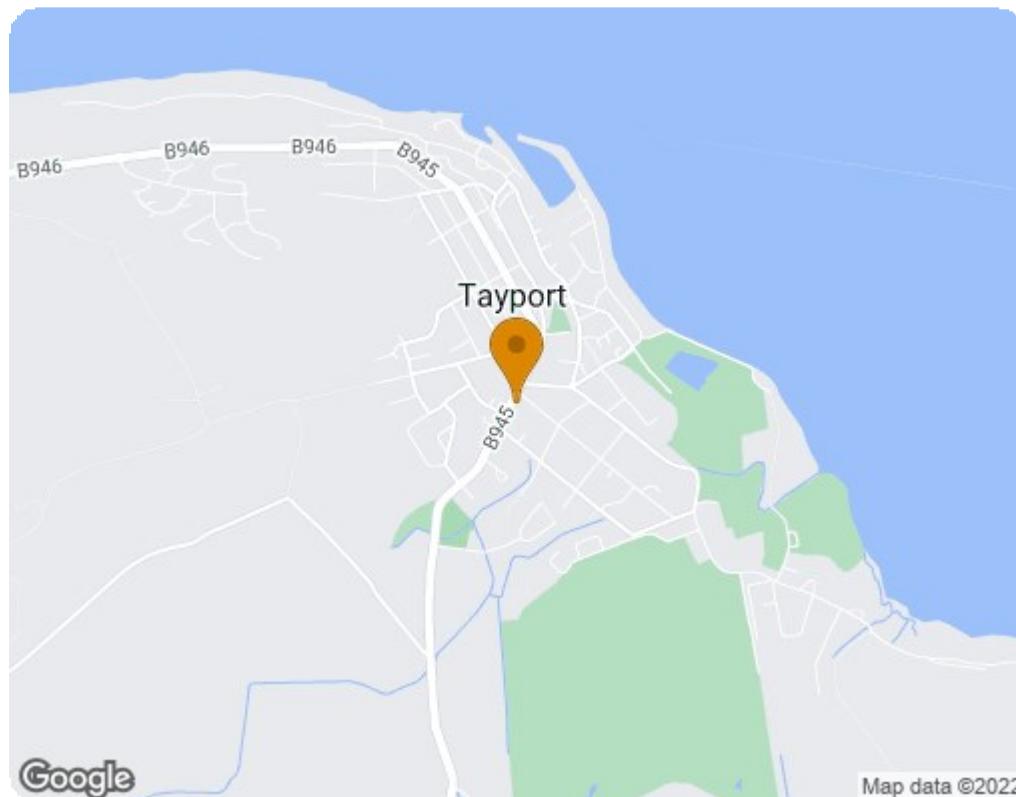


FIRST FLOOR



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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		