



**JAPONICA COTTAGE, 62 WEST ROAD  
NEWPORT-ON-TAY, FIFE, DD6 8HP  
OFFERS OVER £210,000**



**Blackadders**  
PROPERTY SERVICES





## DESCRIPTION

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Seldom seen on the market, this is a remarkable detached cottage style villa affording adaptable and comfortable accommodation on two levels. The property obtains some wonderful period features including fine ornate cornice work and occupies a wonderful river front site featuring spectacular open views across the River Tay towards the bridges and Dundee.

The accommodation comprises, on the upper ground level, entrance hallway, sitting room/bedroom 3, living room, two double bedrooms, master en-suite shower room and further dining room with a galley style kitchen off. A turn stair leads to the lower level to a further bathroom and larger eating kitchen. It should be noted also there is a useful cellar area within the lower level and a large attic space, accessed via a shallow stair from the hallway on the upper level. Gas fired central heating is installed backed up by replacement sealed unit double glazing on the majority of the windows.

The property lies within well attended and beautifully landscaped garden grounds to the rear which are mostly laid in lawn with well stocked and colourful mature flower borders leading to a lower garden. To the front there is a tarmac drive providing excellent off street parking.

This is a particularly desirable and unique property. The garden grounds are truly magnificent making internal and external viewing essential.

## OVERVIEW

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- **DETACHED VILLA**
- **RIVER VIEWS**
- **SITTING ROOM**
- **LIVING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **MASTER EN-SUITE**
- **BATHROOM**
- **GARDENS**









## ACCOMMODATION (measurements are approximate)

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**LIVING ROOM - 16'2" x 11'0" (4.9m x 3.3m)**

**SITTING ROOM - 15'5" x 11'9" (4.6m x 3.5m)**

**DINING ROOM - 15'9" x 10'7" (4.8m x 3.2m)**

**KITCHEN - 15'5" x 11'6" (4.6m x 3.5m)**

**BEDROOM - 12'8" x 11'10" (3.8m x 3.6m)**

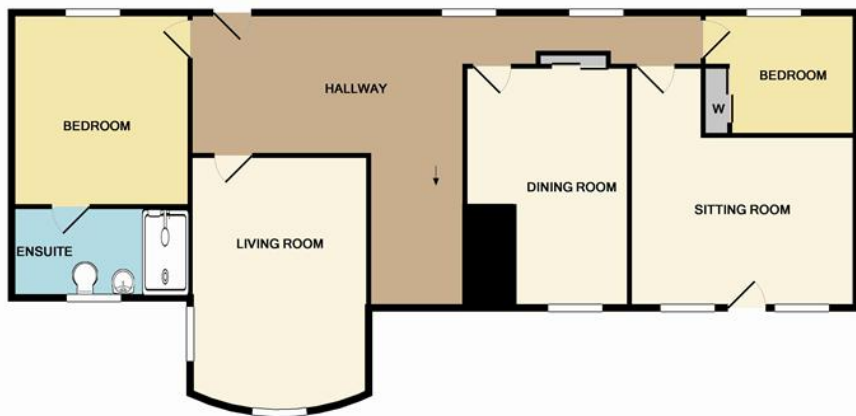
**ENSUITE**

**BEDROOM - 10'0" x 8'1" (3.0m x 2.4m)**

**BATHROOM - 9'9" x 6'0" (2.9m x 1.8m)**

**GARDEN**





GROUND FLOOR

Made with Metropix ©2014



LOWER GROUND FLOOR



## CONTACT

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## DISCLAIMER

Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavor to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.



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