

# 8 William Street

TAYPORT, DD6 9HN



*Ground floor flat encompassing the whole of the ground floor of this cottage. Garden to the front and shared garden to the rear*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this charming two-bedroom ground-floor cottage flat in Tayport, offering comfortable living in a well-established and sought-after neighbourhood.

# THE LOUNGE



The property opens with a handy vestibule, leading through to a bright and inviting lounge, a perfect space to relax or entertain.



# THE KITCHEN



The well-proportioned kitchen is fitted with ample units, providing plenty of storage and workspace.





The bathroom features a bath with a shower over, catering to both quick mornings and leisurely evenings.

# THE BATHROOM





# THE BEDROOMS





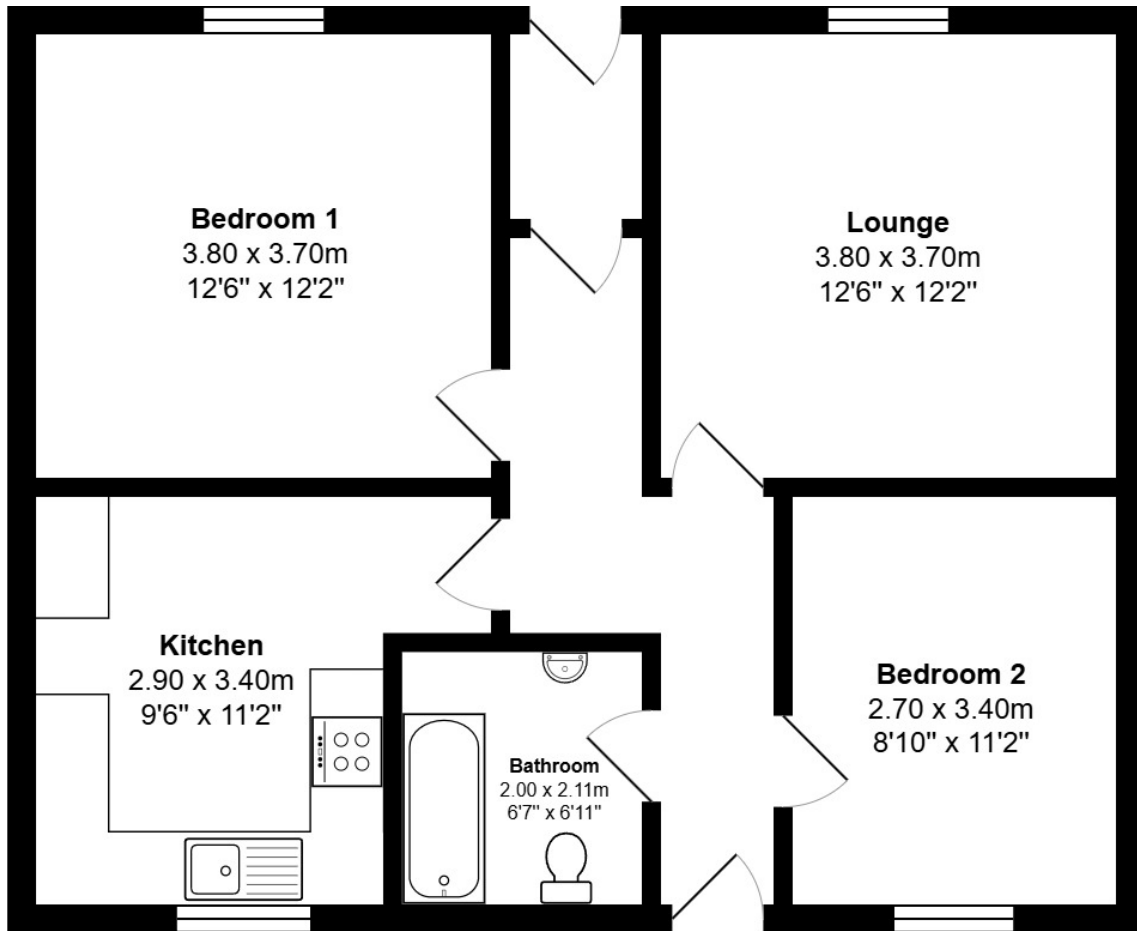
Externally, the front garden is laid to gravel for ease of maintenance, while a shared garden to the rear offers additional outdoor space. On-street parking is conveniently available nearby. Please note, where shown, images are dressed using CGI and are for illustration purposes only.

# EXTERNALS



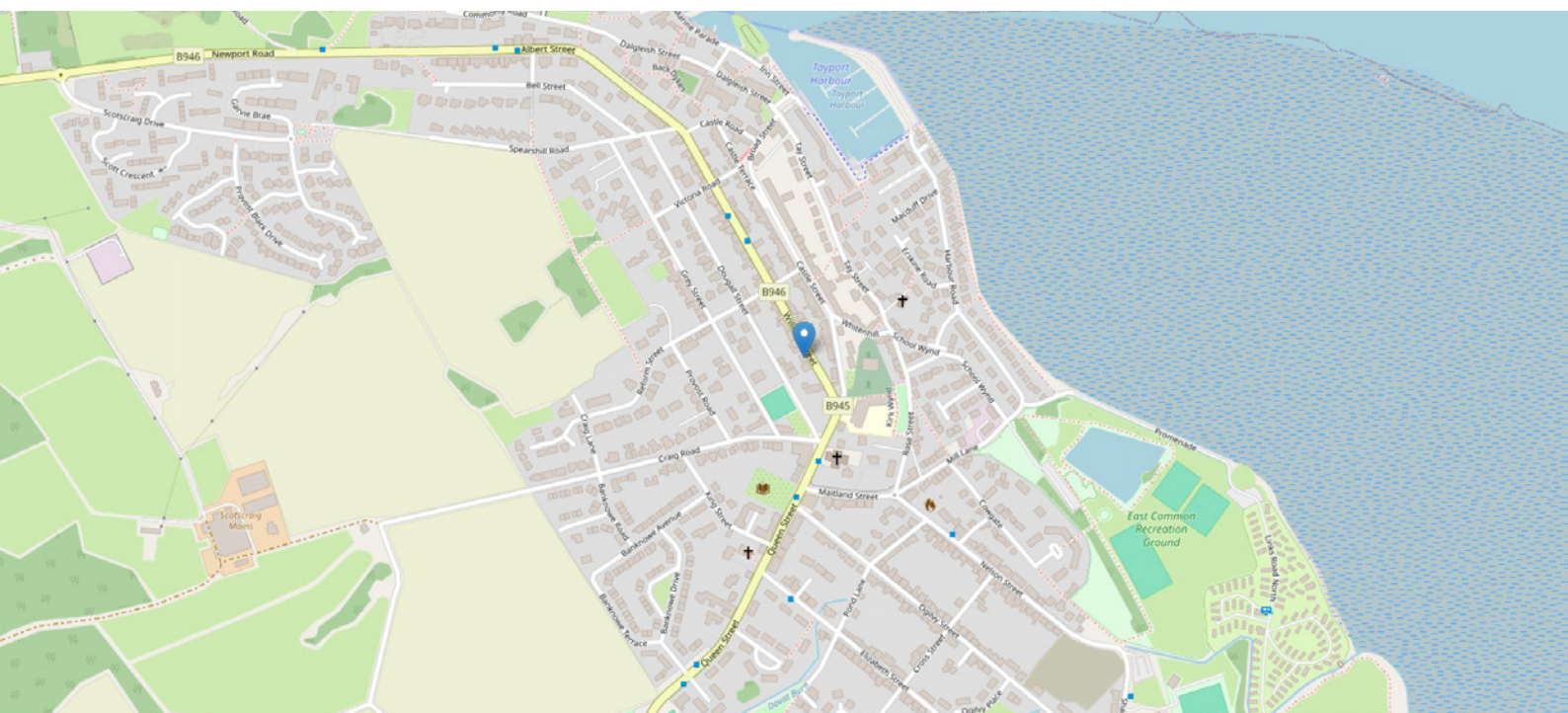


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Situated in the highly sought-after coastal town of Tayport, this ground floor cottage flat enjoys a superb location offering the perfect balance of peaceful living and excellent accessibility. Tayport is a charming and historic town nestled on the southern shore of the River Tay, directly opposite Dundee, and offers a welcoming community atmosphere along with beautiful natural surroundings.







Residents benefit from a wide range of local amenities including shops, cafes, a primary school, medical facilities, and recreational activities such as golf at Scotsraig Golf Club and walks through the nearby Tentsmuir Forest and beach. For commuters, Tayport provides easy access to Dundee via the Tay Road Bridge, making it ideal for professionals working in the city while enjoying a quieter, coastal lifestyle. St Andrews, known for its world-renowned university and golf courses, is also just a short drive away.

Public transport links are strong, with regular bus services connecting Tayport to Dundee, St Andrews, and beyond. The town also offers good road links to the wider Fife area and major Scottish cities including Edinburgh.

Whether you're looking for a peaceful place to retire, a first home with great commuter links, or a scenic coastal setting, Tayport provides an exceptional quality of life in a picturesque location.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.