



66 Riverside Road, Wormit, Newport-on-Tay, Fife, DD6 8LJ

Impressive & Elegant, Three Bedroom, Semi-Detached, Extended Victorian Family Home

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Property Description

Impressive and elegant, three-bedroom, semi-detached, extended Victorian family home with gardens and views of the river Tay. Set back off a residential street in the seaside town of Wormit, by Newport-on-Tay.

Comprises an entrance vestibule, hall, living room, dining room, kitchen, two double bedrooms, one single bedroom and a bathroom.

With original features including high ceilings, cornices, and sash and casement windows. Further features include gas central heating, stylish modern décor and a recently fitted kitchen.

Externally the property benefits from a beautiful tiered rear garden mostly laid to lawn, with a mature front garden and ample on-street parking.

The entrance vestibule has original tiled flooring and opens to the hall which has wood effect flooring and carpeted stairs leading to the landing. The bright living room is set to the front, with an ornate cornice and ceiling rose, an open fireplace and a bay window affording lots of natural light.

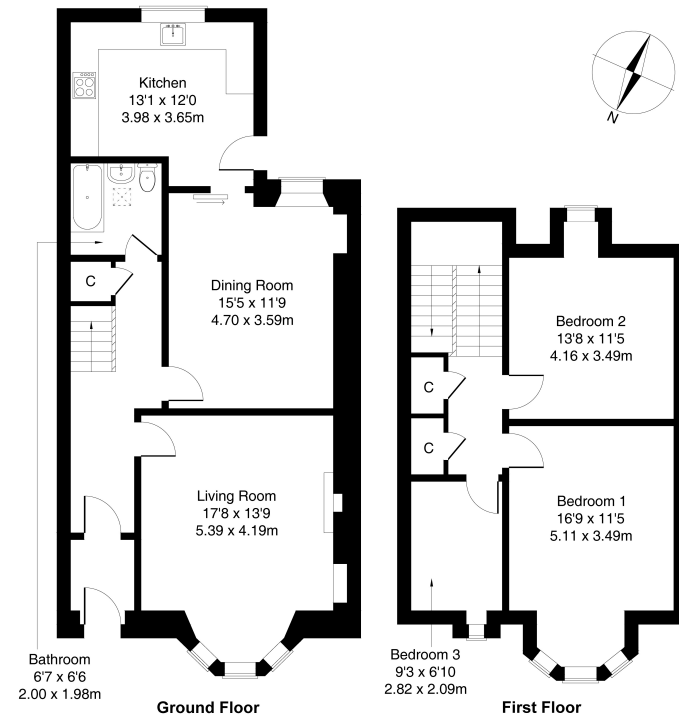
Set off the generously sized dining room, the stylish kitchen was installed eighteen months ago and is fitted with modern units with high-quality composite worktops, a ceramic sink and tiled splashbacks. Appliances include an integrated induction hob, double electric oven, extractor hood, washing machine, dishwasher and freestanding American fridge/freezer available by negotiation.

With a skylight window, the modern bathroom has a white three-piece suite with an electric shower over the bath, panelled splash walls and a ladder-style radiator. Upstairs, bedroom one features a bay window with views over the river Tay, whilst bedrooms two and three are similarly well finished, both including carpeted flooring.

Furniture is available by separate negotiation.

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Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Wormit is a village on the south shore of the Firth of Tay in north-east Fife, opposite Dundee, southwest of Newport-on-Tay. Located at the southern end of the Tay Rail Bridge, the town is perfect for the commuter, with Dundee just 4.8 miles away and St Andrews 11.5 miles away. With excellent viewpoints and scenic walks in the surrounding

area, Wormit also offers further recreation at Wormit Bay, Woodhaven Playpark, and Waterstone Crook Sports Centre. The town offers its own primary school, with secondary schooling available in the neighbouring towns. Amenities are available locally and in nearby towns; whilst major retailers and supermarkets, can be found in





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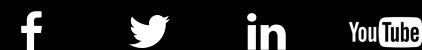
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