

6 ST FORT PLACE

Wormit, Newport-on-Tay, Fife, DD6 8NT



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6 St Fort Place

WELCOME TO 6 ST FORT PLACE

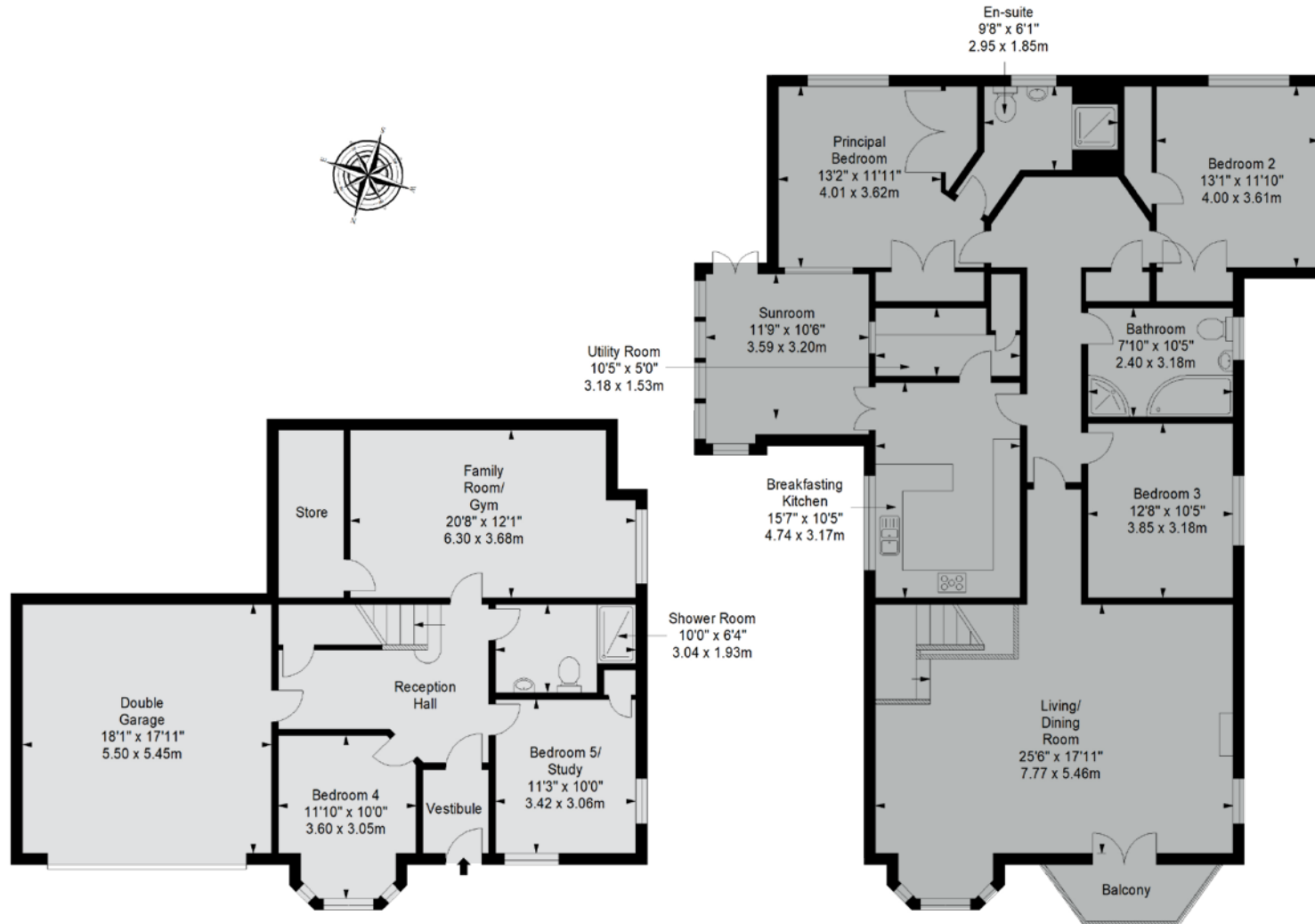
Generous detached house overlooking the River Tay in Wormit, offering spacious and flexible accommodation including five bedrooms, three reception rooms, a breakfasting kitchen, and three bathrooms, plus sunny wraparound gardens, an integral double garage, and a multi-car driveway.

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The floorplan is for illustrative purposes. All sizes are approximate.





GENEROUS

DETACHED HOUSE IN WORMIT OVERLOOKING THE RIVER TAY



Perfect for families, this five-bedroom, three-bathroom detached house offers generously proportioned and flexible accommodation over two floors, with a wealth of living space. Externally, the house is accompanied by a sunny garden and excellent private parking. Elevated to take advantage of river views, the home is situated on an established street in Wormit, close to reliable village amenities such as a convenience store, a primary school, a restaurant, transport links, a beauty salon, and a hairdresser, as well as scenic open spaces, including the beach.

GENERAL FEATURES

- Generous detached house in Wormit
- Overlooking the River Tay
- Spacious and flexible, family orientated accommodation
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and spacious hall with built-in storage and garage access
- Generously proportioned living/dining room with balcony
- Attractive breakfasting kitchen with utility room
- Flexible, light-filled sunroom with garden access
- Multipurpose family room
- Four double bedrooms
- Fifth bedroom/home office
- One en-suite shower room
- Separate shower room
- Additional four-piece family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Sunny, well-maintained wraparound gardens
- Integral double garage and multi-car driveway

A WELCOMING

INTRODUCTION TO AN APPEALING FAMILY HOME

A practical entrance vestibule welcomes you into the home and leads through to a wide reception hallway with built-in storage and garage access, offering space for furniture items and setting the tone for the attractive interiors to follow with tasteful décor and warm wood-styled flooring.



FAMILY ORIENTATED LIVING SPACE WITH

EXCELLENT FLEXIBILITY



The living room enjoys an elevated position on the first floor, ideally situated to take advantage of the home's lovely open views, particularly from its balcony, which also provides space for a small table and chairs. The room is elegantly presented with attractive décor and a carpet for optimum comfort underfoot, whilst also offering plenty of space for lounge and dining furniture, all arranged around a warming wood-burning stove.



GENEROUSLY PROPORTIONED LIVING/DINING ROOM



There is also a family room on the ground floor, which is currently being utilised as a gym and could lend itself to a variety of uses, with a flexible floorspace and a large built-in storage cupboard.





A FABULOUS

LIGHT-FILLED SUNROOM

A fabulous sunroom, which is connected to the kitchen, represents an ideal breakfast room, casual seating area, or TV room, filled with natural light through a wealth of glazing, including French doors opening onto the garden.



WELL-APPOINTED

COOKING ZONE WITH BREAKFAST BAR



The kitchen is well-appointed with attractive, timeless cream-coloured wall and base cabinets, spacious wood-styled worktops, and neutral splashback tiling, with a breakfast bar catering for morning coffee, casual dinners, and socialising while cooking. Integrated appliances comprise a double oven, a gas hob, an extractor fan, a fridge/freezer, and a dishwasher. A utility room supplements the kitchen, housing additional cabinetry and workspace, built-in storage, and space for laundry appliances.







FIVE TRANQUIL

SLEEPING AREAS TO ENSURE A PEACEFUL NIGHT'S REST

The house accommodates five well-proportioned double bedrooms, all neutrally decorated with three carpeted for comfort and the remaining two fitted with wood-styled flooring. The two largest bedrooms are accompanied by built-in wardrobes, including the principal which also boasts its own en-suite shower room. Bedroom five is currently being utilised as a home office, highlighting the home's versatility and ideal for those requiring a quiet space to work or study from home.





THREE

MODERN WASHROOMS

The principal bedroom's en-suite comprises a double shower enclosure, a pedestal basin, and a WC, whilst the additional shower room (which is on the ground floor) comes complete with a shower cubicle and a traditionally styled WC-suite. Finally, the family bathroom comprises a corner bathtub, a separate shower enclosure, a WC-suite, and two mirrored, wall-mounted vanity cabinets.

The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation.



*SUNNY
WRAPAROUND
GARDENS WITH
LOVELY VIEWS, AND
EXCELLENT PRIVATE
PARKING*



Externally, the house is perfectly complemented by well-maintained and sunny gardens, wrapping around the house to the side and rear, as well as a well-maintained front lawn. The side and rear garden areas are elevated and enjoy views over the river, and they feature well-kept lawns, a patio, and a raised, sheltered decked terrace. Excellent private parking is provided by an integral double garage (with an electric roller door) and a multi-car driveway.





WORMIT

SITUATED ALONG THE SOUTHERN BANKS OF THE RIVER TAY, THE COASTAL VILLAGE OF WORMIT ENJOYS A PEACEFUL SETTING FLANKED BY OPEN COUNTRYSIDE AND THE CALMING WATERFRONT.

Offering a semi-rural, small village lifestyle, the area is ideally positioned for commuting to Dundee thanks to the opening of the Tay Road Bridge in 1966. It takes just 15 minutes by car to get to the major city, providing a wealth of shopping, leisure, and cultural facilities within easy reach. Furthermore, the historic town of St Andrews is only a twenty minutes' drive away, placing the town's world-renowned golf courses and world-class amenities at your disposal. Closer to home, Wormit is served by a local convenience store for all of your daily needs, along with a choice of restaurants and takeaways in the surrounding

area and in neighbouring Newport-on-Tay. Large supermarkets and more extensive shopping are provided in Dundee. Wormit also offers excellent outdoor opportunities, with a charming coastal walk along the waterfront of Wormit Bay and vibrant countryside to explore, including quaint villages like Gaudry and Balmerino, the latter of which is home to a 13th Century abbey ruin celebrated in verse by William McGonagall. Excellent primary schooling is provided locally, with secondary and further education at Dundee and St Andrews. In addition, the area is served by regular buses to Dundee.



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