



6 Orchard Way, Wormit, Newport-on-Tay, Fife, DD6 8BT

Beautifully Presented, Two-Bedroom, Modern, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented, two-bedroom, mid-terrace home with private gardens. Set in a quiet, modern, factored residential development in Wormit, Newport-on-Tay, Fife.

Comprises a living room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen with appliances, a modern bathroom suite and contemporary lighting. In addition, there is gas central heating, double glazing, and superb integrated storage.

Externally, the property benefits from a well-maintained front garden with a lawn; whilst to the rear a further well-maintained garden includes a patio, lawn and storage shed. Furthermore, this modern development provides residential parking and well-tended communal grounds.

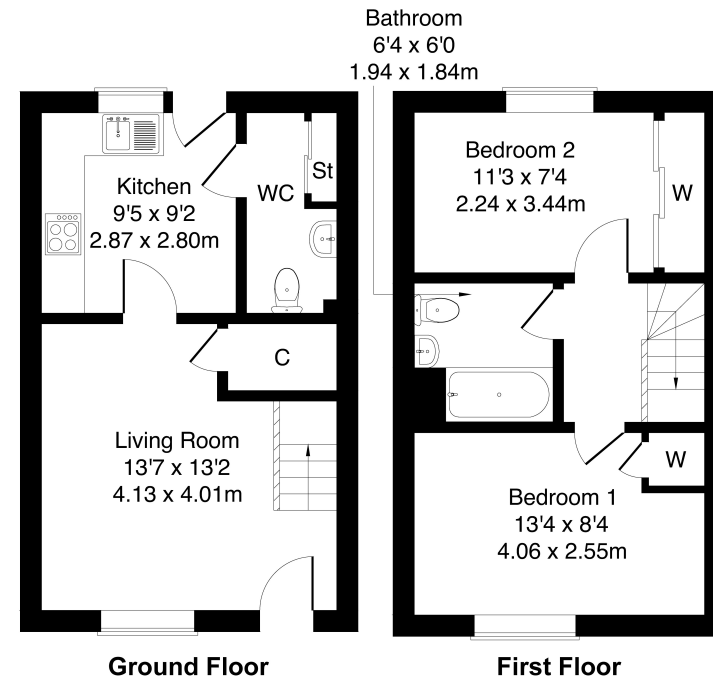
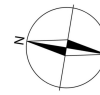
A welcoming entrance opens into the tastefully finished living room with a front-facing window, carpeted flooring, light neutral decor, a central light fitting and plain coving. Whilst set off the living room, to the rear, the stylish kitchen affords access to the garden and a convenient WC with good storage provision. The kitchen includes modern fitted units, stone effect worktops with matching upstands, a sink with drainer, an integrated oven and a gas hob with an extractor hood and stainless steel splashback; whilst a freestanding fridge/freezer and washer/dryer are available by separate negotiation.

On the upper floor, bedroom one is set to the front with carpeted flooring, a central light fitting, a built-in wardrobe and a wall-mount TV point; whilst bedroom two is set to the rear, similarly well-sized and finished, featuring carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, set internally off the upper hall, the bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (614 sq ft - 57 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 Dundee.





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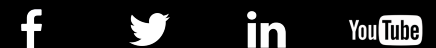
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