



**CB**

**54 RIVERSIDE ROAD, WORMIT, NEWPORT-ON-TAY, FIFE, DD6 8LJ**  
**OFFERS OVER: £230,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**t̂spc**  
MEMBER



# Accommodation Comprises: Vestibule, Reception Hall, Lounge, Dining Room, Dining Kitchen, Three Bedrooms, Family Bathroom, Gardens.

This is a well presented THREE BEDROOM SEMI DETACHED VILLA, which is situated within mature garden grounds. The property has been totally refurbished throughout and offers excellent family accommodation on two levels with south facing views towards the River Tay and beyond. Benefits include gas central heating and double glazing. Close to all local amenities including Primary and Secondary Schools, shops and a main bus route. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

## ENTRANCE HALL:-

A substantial hardwood door gives access to the reception vestibule with a tiled floor which in turn gives access to the Reception Hallway with a stairway giving rise to the upper level accommodation and having an ornate natural wood balustrade. Carpet. Radiator.

## LOUNGE:-

Approximately 21'6" x 14'0". With Bay Style double glazed windows offering a pleasant outlook towards the front garden and having a wooden Ingo window surround. Fitted vertical Blinds. This room maintains many original features including an ornate ceiling cornice and centre. There are high skirting and moulded architraves. There is a feature marble fire place. Carpet. Radiator.

## DINING ROOM:-

Approximately 17'6" x 12'0". Offers ample space for a family dining table and chairs. The double glazed window offers a pleasant outlook towards the rear garden.

## DINING/KITCHEN:-

Approximately 16'10 x 13'6". With a recently fitted range of base and wall mounted storage cupboards having contrasting work surfaces. Integrated appliances include oven, hob, and extractor hood. There is ample space for a family dining table and chairs. Ceiling downlights. A hardwood door gives direct access to the rear garden.

## UPPER HALL :-

Double glazed Velux window offering a great deal of nature light. Built-in linen cupboard.

## BEDROOM 1:-

Approximately 14'0" x 11'10". The master bedroom is impressive and has a bay style double glazed windows offering a pleasant outlook with excellent views towards the Rail Bridge and the River Tay. Carpet. Radiator.

## BEDROOM 2:-

Approximately 13'2" x 11'10". Another good-sized double bedroom with a double-glazed window offering a pleasant outlook with views towards the rear. Carpet. Radiator.





**BEDROOM 3:-**

Approximately 11'4" x 11'0". A further good-sized double bedroom with a double glazed Velux window offering views towards the River Tay and beyond. Carpet. Radiator.

**FAMILY BATHROOM:-**

Comprising white three-piece suite, WC, wash hand basin and a bath. There is attractive wet wall splashback. Electric shower over the bath. Fitted shower-screen

**EXTERNAL:-**

There are mature garden ground to the front and rear.



**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060 or **Client** on 07398009188  
 or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm

*N.B: It should be noted that there is a home report available on this property. Please contact solicitor.*



For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.