



38 NAUGHTON ROAD, WORMIT, NEWPORT-ON-TAY, DD6 8PE
OFFERS OVER £290,000.00



This five-bedroom detached villa is located on an attractive corner site within the popular village of Wormit, on the South shore of the Firth of Tay. The property was built in 2019 and remains covered by the ten-year NHBC warranty scheme and is in excellent condition throughout. As the property is situated on the outskirts of the village, it gives a semi-rural feel, whilst also being only a short distance away from the amenities within Wormit. The property has been fitted with Solar panels to the rear lowering the environmental impact of the property and increasing energy efficiency. The property benefits from outside space with both front and rear gardens along with ample off-street parking. The driveway has plenty space for multiple cars and leads to a single garage.

The property enters to the hallway and provides access to the ground floor of the accommodation comprising of the lounge, open plan dining/kitchen, cloakroom with WC and a bedroom / study. Wooden floor coverings have been fitted throughout the ground floor of the property. The lounge can be found at the front of the property and features a Dimplex Alameda Opti-Myst electric fire. The modern kitchen has been fully fitted with both wall and base units and quartz worktops. The kitchen benefits from integrated appliances consisting of a Zanussi washer drier, Electrolux dishwasher, Electrolux oven/grill and hob. The kitchen/diner also benefits from two storage cupboards, one of which houses the electricity metre and solar controls. Double patio doors lead directly into the rear garden from the dining area.

The first floor of the accommodation is accessed via a carpeted staircase leading to the upstairs hallway. The upper hall is floored in the same plush carpet which extends into all 4 bedrooms. The master bedroom is fitted with built in wardrobes with mirrored doors and has its own en-suite consisting of a shower cubicle, W.C., pedestal sink and heated towel rail. The remaining double bedrooms are of a similar size, one of which also has built in wardrobes. The family bathroom is fitted with a three piece white suite comprising of W.C, sink, and bath with shower.

This is an excellent opportunity for buyers looking for an efficient modern family home with low environmental impact. Early viewing is highly recommended to fully appreciate this property.



Illustration For Identification Purposes Only. Not To Scale (ID:1049719 / Ref:87189)

