



lindsays

61 Kilmany Road
Wormit, DD6 8PH

*"An attractive semi-detached villa
boasting beautiful countryside views
from all aspects"*

- Front Sun Porch
- Lounge
- Dining Rom
- Kitchen
- Conservatory
- 2 Double Bedrooms
- Family Bathroom
- WC
- Double Glazing
- Gas Central Heating
- Garage

EPC Rating D

OFFERS OVER £245,000



Description

Located on the edge of the desirable village of Wormit this two bedroom semi-detached villa offers fabulous countryside views both from the front garden and the rear. In move in condition throughout practical benefits include double glazing and gas central heating with a recently replaced boiler. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob and microwave in the kitchen.

The property is entered through the front sun porch where you can enjoy the evening sun and beautiful outlook. Moving indoors the spacious hallway provides room for a small workstation and leads to the bright comfortable lounge with bay window again looking over the fields. The spacious hallway. There is a formal dining room, kitchen with ample floor and wall units and a conservatory leading from the kitchen where you can enjoy the morning sun. The family bathroom with shower over the bath completes the ground floor accommodation. On the upper floor you will find two double bedrooms both benefitting from fitted storage and a practical WC. The attic has been floored and is accessed via a Ramsay Ladder.

At the front of the home a shared driveway leads to a single garage. The charming front garden has been lovingly maintained and is laid with lawn and pretty flower borders. The main garden lies at the rear and offers a secluded patio, lawn and mature plants and shrubs with the idyllic country surroundings.

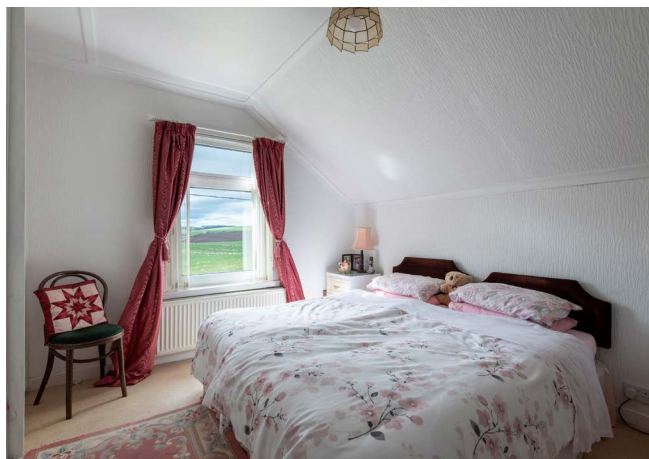
This lovely home and idyllic position will suit a variety of buyers and can only be fully appreciated by viewing.

Area

The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Nearby restaurant The View boasts spectacular views and sunsets while enjoying fabulous dining. There is also a village Spar within walking distance. Newport-on-Tay offers a variety of local shops including minimarkets, butchers, pharmacy, post office and the renowned Sutherlands Hair and Beauty Salon. The area is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig with St Andrews just a few miles away. A regular local bus service takes you to Dundee, Newport & St Andrews.

Viewing

By appointment through Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12/2014

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.