



lindsays

19 Woodhaven Avenue
Wormit, DD6 8LF

"An extended end terraced villa located close to the primary school in the very popular village of Wormit"

- Hallway
- Lounge
- Dining Room
- Kitchen
- 5 Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £195,000



Description

An excellent opportunity to purchase an extended end terraced villa which is located in the very popular village of Wormit just a few minutes walk from the school. The property is in move in condition and offers spacious and versatile accommodation over three levels. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, dishwasher, washing machine, fridge and freezer in the kitchen with practical benefits including double glazing and gas central heating.

The accommodation on the ground floor comprises a comfortable lounge, dining room with views, kitchen and shower room. Moving to the first floor there are two double bedrooms, single room and the family bathroom with shower over the bath. On the attic floor there is a double bedroom and single room.

Externally the main garden lies at the rear and is tiered with a paved patio and lawn making the most of the lovely views. On street parking is available on Woodhaven Avenue.

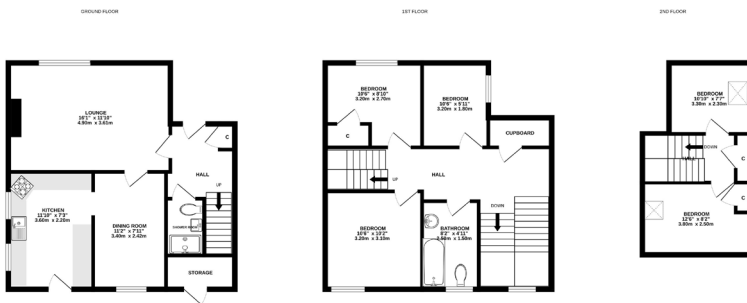
This is an ideal family home and we strongly recommend viewing to fully appreciate the accommodation on offer.

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. Local restaurants include the View Restaurant and Newport Hotel all boasting spectacular views and sunsets while enjoying fabulous dining. Nearby 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.

Viewing

By appointment through Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the 'Statistics' contained herein, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown herein are not shown and no guarantee is given as to their operability or efficiency on any system.
Made with AutoCAD 2004

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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.