



MICHAEL A. BROWN

— Solicitors & Estate Agents —



6 Peacehill View, Wormit, Newport, DD6 8EP

Offers Over **£255,000**



- Chalet Style Villa
- Recently Built
- Superb Open Views
- Quality Extras
- Gardens & Driveway
- Combi GCH; UPVC DG
- Lounge
- Kitchen; Utility Room
- Diningroom
- GF Shower Room/Toilet
- GF Bedroom/Office
- 2 Further Double Bedrooms

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01382 204242
property@michaelabrown.co.uk

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This recently built, three bedroom SEMI DETACHED CHALET STYLE VILLA forms part of a new build modern development on the edge of Wormit near Wormit Bay on the River Tay. There are wonderful views over open grass land and by a nature path down to Wormit beach. The house benefits from a quality fitted ground floor shower room, upper floor bathroom and two further and large double bedrooms. There is a quality fitted kitchen and adjoining dining room with French doors leading out onto the enclosed rear garden. Combi gas central heating, UPVC double glazed windows, hard wood flooring and driveway for two car parking. There is easy access into Newport and via the bridge into the centre of Dundee.

GROUND FLOOR

ENTRANCE HALL

Front entrance door and side window. Stair leads to the upper floor. Under stairs cupboard. Hardwood flooring.

LOUNGE

Window overlooks the front of the property with views over grass land. Hardwood flooring. Recessed ceiling downlights.

BEDROOM/OFFICE

Window overlooks the front of the property. Hardwood flooring. Recessed ceiling downlights.

KITCHEN

Fully fitted with quality light grey wall and base units and matching upstands. Under wall unit lighting. Granite effect worktops. Integral double oven, hob and stainless-steel chimney filter. Integral fridge freezer and dishwasher. Inset stainless steel sink with drainer and mixer tap. Tiled floor. Recessed ceiling downlights. Window overlooks rear area.

UTILITY ROOM

Fitted with matching light grey wall and base units and granite effect worktop. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Wall mounted combi gas boiler. Space for large fridge freezer or other appliances. Tiled floor. Glazed door to rear garden.

DINING ROOM

Adjoining the kitchen. Ample space for large table and chairs. French doors open out onto the rear garden. Hardwood flooring. Recessed ceiling downlights.

SHOWER ROOM

White toilet and wash hand basin. Tiled above. Built in tiled shower with glazed door and thermostat shower. Tiled floor. Recessed ceiling downlights. Extractor fan.

UPPER FLOOR

UPPER LANDING

A spacious upper landing with velux window.

DOUBLE BEDROOM

Window overlooks the front of the property with open views. Built in double wardrobes. Recessed ceiling downlights.

DOUBLE BEDROOM

Window with similar open views. Built in double wardrobes with mirror sliding doors. Recessed ceiling downlights.

BATHROOM

White three piece suite. with quality fittings. Mira electric shower over bath and glazed shower screen. Tiled above bath area. Tiled floor.

GARDENS

The front garden is mainly laid out with paved path, ornamental gravel and tarmac parking for two cars. Paved side path leads to the rear garden which is enclosed by timber fencing. Paved patio. The remainder of the garden still needs to be laid out. Timber garden shed.

EXTRAS

Included are all integrated appliances, floor coverings and blinds.

LOCATION

West end of Wormit. Enter estate by Jon Dott Avenue/ Sandford Way/ Peacehill View.

EPC – B

HOME REPORT VALUATION - £255,000



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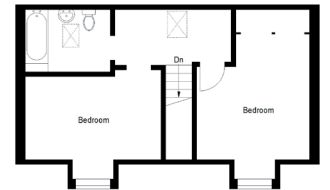
ACCOMMODATION

(All measurements are approx.)

Lounge	13'1" x 10'2"	(4.00m x 3.10m)
Kitchen	10'4" x 9'3"	(3.16m x 2.84m)
Utility Room	8'4" x 6'6"	(2.56m x 2.00m)
Diningroom	9'3" x 8'2"	(2.84m x 2.50m)
Bedroom	10'3" x 8'2"	(3.15m x 2.50m)
Shower Room	9'8" x 3'9"	(3.00m x 1.20m)
Landing Area	9'8" x 7'1"	(3.00m x 2.16m)
Double Bedroom	13'1" x 10'3"	(4.00m x 3.15m)
Double Bedroom	14'1" x 11'0"	(4.30m x 3.35m)
Bathroom	8'9" x 6'0"	(2.70m x 1.83m)



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1091235 / Ref:88309)

These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate.



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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

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