



lindsays

5 Edith McFee Place
Wormit, DD6 8BF

"A tastefully presented and extended detached villa in a quiet cul-de-sac"

- Hallway
- Lounge
- Breakfasting Kitchen
- Family Room
- Garden Room
- Cloakroom WC & Utility Room
- Master Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Driveway
- Front & Rear Gardens

EPC Rating B

OFFERS OVER £310,000



Description

An excellent opportunity to purchase a stylish detached four bedroom villa which is located in a quiet cul-de-sac on the edge of the very desirable village of Wormit. This lovely family home has been tastefully extended and altered to provide enhanced space on the ground floor for modern family living. Practical benefits include double glazing, gas central heating and stylish oak flooring throughout the ground floor. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, fridge freezer and washing machine in the kitchen.

Entering the accommodation on the ground floor you will find a bright and comfortable lounge leading to the breakfasting kitchen with feature oak effect breakfast bar. At the rear of the villa a lovely garden room has been added which is flooded with natural light through the skylight windows and bi-fold doors opening to the rear garden. The garage has been converted to provide a fabulous play room and the cloakroom/WC and utility room off the kitchen completes the ground floor.

Moving upstairs you will find the delightful master bedroom with fitted wardrobes and an en suite shower room. There are three further bedrooms and the family bathroom.

Externally at the front of the villa lies off street parking and a small garden. The main garden lies at the rear and benefits from sun throughout the day and early evening. It has been laid mainly with lawn and an attractive patio.

This lovely home and alterations can only be appreciated by viewing which is highly recommended.

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 which boasts 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.

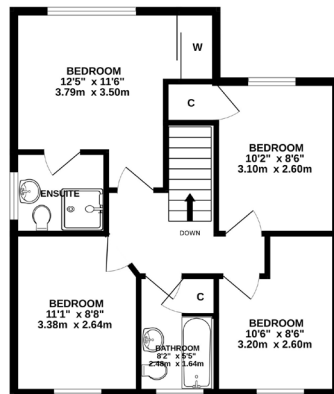
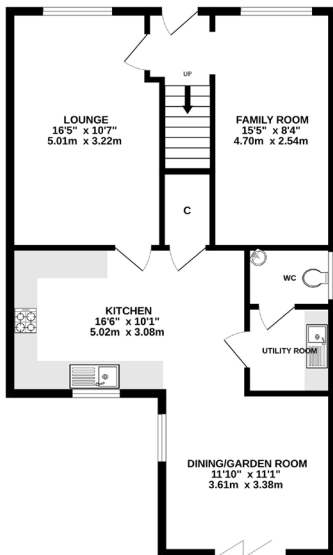
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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.
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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.