



**Thorntons**   
The right way to move

## Woodbine House 11-13 King Street

Newport-on-Tay, Fife  
DD6 8BN





## Summary

Just 15 minutes from central Dundee, this handsome semi-detached period end villa occupies a large plot with mature well-stocked gardens, numerous outbuildings (including a summer house and workshop) and a gated driveway with a twin carport and further parking space. The distinctive and spacious interiors create a comfortable family home with two reception rooms, dining kitchen, utility room, shower room, an additional WC, and four double bedrooms, including an impressive principal suite with a bathroom, dressing room, and home office. The two main bedrooms overlooking the gardens also boast wonderful river views; the walled gardens consist of the front garden and a large side garden. Capturing all-day sun, the plots offer potential for a variety of purposes including a space for creative working, a market garden, pets or chickens.

## Features

- Charming, period, semi-detached end villa
- Porch and wood panelled reception hall
- Living / dining room with log burner
- Sitting room
- Dining kitchen with street door access and a utility room
- Principal suite including four-piece bathroom, dressing room, and office/5<sup>th</sup> bedroom
- Three further double bedrooms
- First-floor shower room, ground-floor WC
- Large, gated driveway with carport
- West, river-facing garden with summer house
- Gas central heating
- Double glazing throughout
- Floored attic for extra storage
- 14 solar panels
- Option to buy plot with outline planning permission (separate to sale of house and gardens)



“ The bedrooms include an impressive principal suite complete with dressing room, four-piece bathroom and office.”



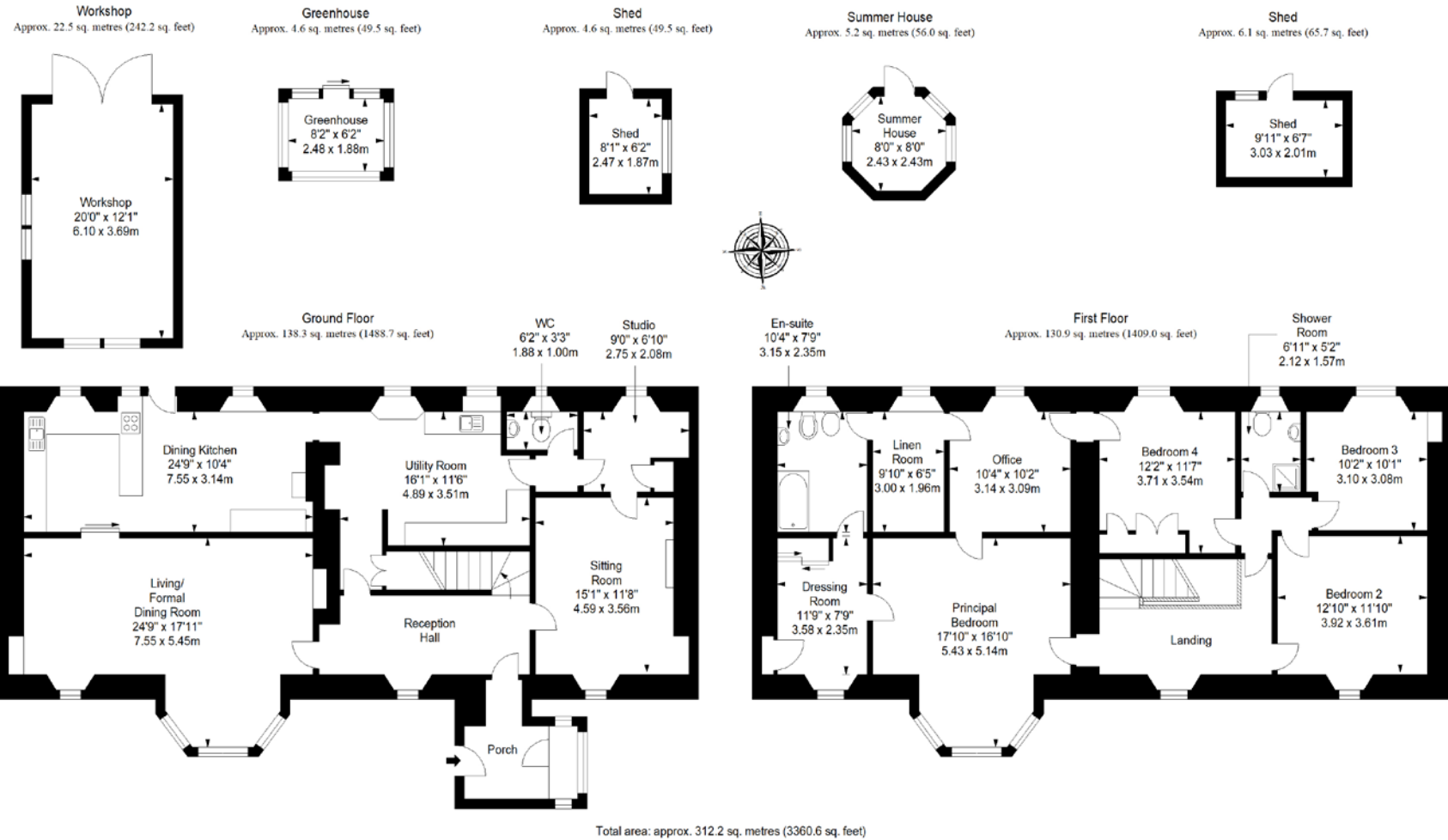




“The large enclosed plot features a river-facing garden with a summer house, gated private parking, and a plot with development potential.”



# Floorplan



Extras: All fitted floor and window coverings, and light fittings are included, in addition to a new shed housing garden furniture, potting shed, woodshed, workshop with tools, bench with vice, a small greenhouse, and a sitooterie swing seat.



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