



**lindsays**

**78 Crosshill Terrace**  
Wormit, DD6 8PZ

*"A three bedroom detached villa boasting magnificent panoramic river views"*

- Hallway
- Lounge
- Dining Room
- Kitchen
- Cloakroom/WC
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Garage

EPC Rating D

**OFFERS OVER £285,000**





## Description

Located on an elevated position in the very popular town of Wormit this three bedroom detached "Betts Elgin" style villa will make an ideal home for a variety of buyers including young families with the primary school being just minutes away. This spacious family home boasts fabulous panoramic views from all the front facing windows and is in move in condition with practical benefits including double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding dishwasher in the kitchen.

The accommodation on the ground floor comprises a bright lounge overlooking the river, dining room looking out to the rear garden, kitchen and cloakroom/WC. On the upper floor there are three good sized double bedrooms with two offering the stunning views and the modern family bathroom featuring both a bath and shower.

The attic has been partially floored and is accessed by a ladder.

Externally at the front of the villa lies a garden laid mainly with lawn and mature plants. The rear garden is tiered and laid with faux lawn on the bottom tier, grass and mature shrubs on the upper tiers. A garage is situated close to the property and ample parking is available on Crosshill Terrace.

We strongly recommend viewing to fully appreciate the accommodation on offer and the fabulous position of the villa.

## 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.

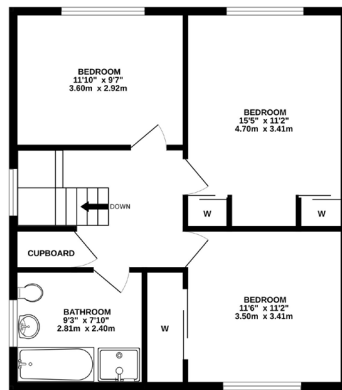
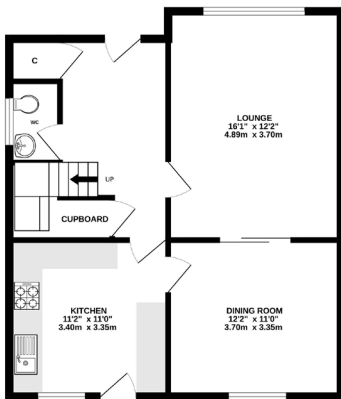
## Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, 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 operating 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.