



Thorntons 
The right way to move

12 Erich Road

Wormit, Newport-on-Tay
DD6 8NN





Summary

Set within commuting distance of Dundee, this three-bedroom detached house is sure to appeal to anyone looking for an alternative to city living. The home boasts a generous living room with a wood stove and double doors to the sun-facing dining room. Accessed from the dining room is a bright breakfasting kitchen with fitted cabinetry and rear garden access. Completing the home are two south-facing double bedrooms with wardrobes, a versatile third bedroom with river views and a family bathroom. Externally, the property benefits from an elevated position, private parking, and well-kept gardens, with the south-facing rear garden boasting outdoor seating space. Extras: all fitted floor and window coverings, light fittings and a Rangemaster stove with hood are included in the sale.

Features

- Well-presented detached house
- Sought-after village setting in Wormit
- Stunning views of the River Tay
- Inviting hall with WC and storage
- Spacious living room with a stove
- Sun-facing breakfasting kitchen with rear access
- Dining room with a southerly aspect
- Sunny main bedroom with wardrobe
- Two more double bedrooms with storage space
- Three-piece family bathroom
- Mature, private gardens to the front and rear
- Private garage and driveway parking
- Solar panels, GCH and double glazing



“This three-bedroom family home enjoys mature garden grounds, outdoor seating space, and garage and driveway parking.”



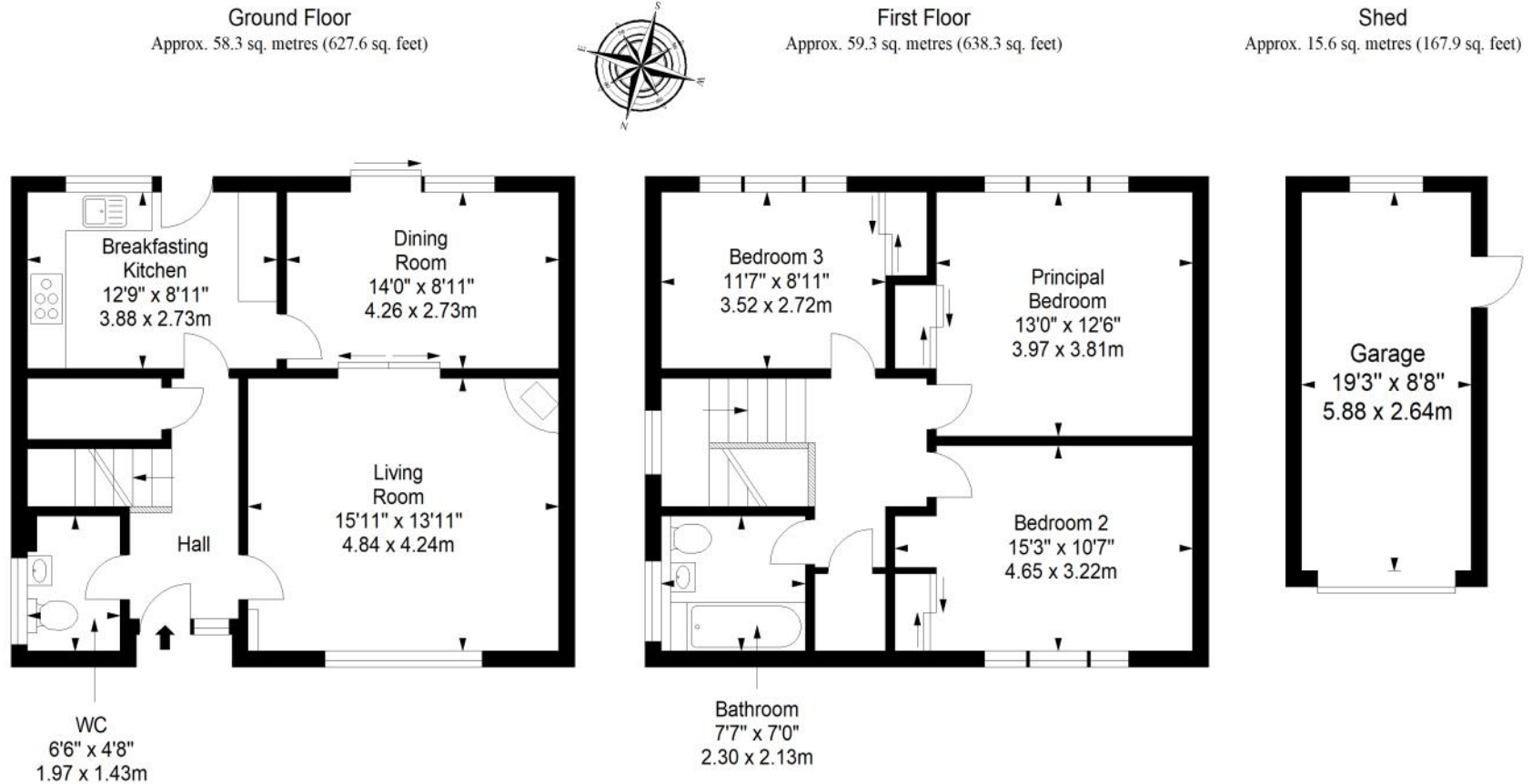




“Set within walking distance of local amenities, green space, the beach, shops and commuter links.”



Floorplan



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)



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