



lindsays

68 Crosshill Terrace
Wormit, DD6 8PS.

"An attractive three bedroom detached villa close to Wormit Primary School"

- Vestibule & Hallway
- Open Plan Lounge/Dining Room
- Breakfasting Kitchen
- Conservatory
- Principle Bedroom with WC
- 2 Further Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Landscaped Gardens

EPC Rating E

OFFERS OVER £275,000



Description

We are delighted to offer to the market this three bedroom detached villa which is situated on an elevated site in the very popular town of Wormit within a few minutes walk of the local primary school. This family home is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the Range oven, dishwasher, washing machine, fridge and freezer in the kitchen.

Entering the accommodation on the ground floor you will find a bright open plan lounge/dining room spanning the length of the property with patio doors leading to the rear garden. There is a breakfasting kitchen with conservatory leading from this. A double bedroom with river views and the family shower room complete the ground floor. Moving upstairs the primary bedroom at the front of the villa benefits from lovely views and an ensuite WC. There is a further double bedroom with fitted storage and a large landing cupboard.

Externally at the front of the villa lies a mono-bloc drive and garden leading to the single garage. The main garden lies at the rear and being south facing benefits from sun throughout the day. The generous garden has been tiered and laid with lawn, attractive patio and mature plants and shrubs. An upper seating area makes the most of the stunning river views and the fabulous sunsets.

This excellent home will suit a variety of buyers and is ideal for a young family.

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.

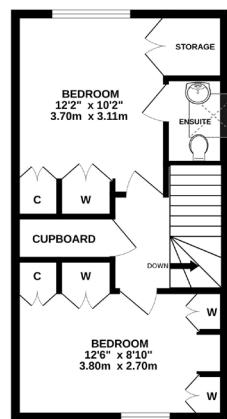
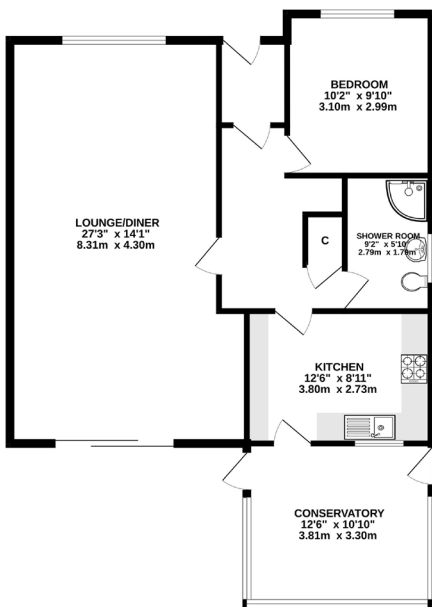
Viewing

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 floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.