

# ROBERTSON SMITH

Solicitors and Notaries

**3 RIVERSIDE GARDENS, WORMIT, NEWPORT ON TAY, DD6 8NQ**

## **MID-TERRACED VILLA**



**OFFERS OVER £190,000.00**

Located within an established residential area in the Burgh of Wormit, Newport on Tay, this mid-terraced villa is conveniently located for local amenities with a full range of social, recreational and retail facilities available in nearby Dundee or St Andrews.

The accommodation, which benefits from gas central heating and full double glazing, comprises Entrance Hall, Lounge, Dining Room/Bedroom, two Double Bedrooms, Kitchen and Bathroom. The versatile nature of the layout of the accommodation means a number of rooms can have alternative uses depending on the purchaser's requirements, e.g. the Dining Room could be used as an Office or as a third Bedroom.

The property is in walk-in condition and early viewing is strongly recommended.

Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB

Telephone: 01382 226602

Fax: 01382 322884

## **ACCOMMODATION**

**Entrance:** The property is accessed by way of a uPVC double glazed front door which leads into the Inner Hall and which provides direct access to the Lounge, Dining Room and Kitchen. The Hall is fitted with laminate flooring. Substantial walk-in storage cupboard. Radiator. A carpeted staircase leads off to the upper accommodation.

**Lounge:** (4.73m x 3.68m approx.)  
A bright spacious room with windows overlooking the front and rear gardens. There is stone fireplace and mantel with inset electric fire which forms a natural focal point for the room. Laminate flooring. Radiator.



**Dining  
Room/  
Office/**

**Bedroom 3:** (4.6m x 2.74m approx.)

This versatile room would be suitable for a number of alternative uses depending on the owner's requirements. Views to the east towards the River Tay. Laminate flooring. Radiator.



**Kitchen:** (4, x 3.1m approx.)

Located to the rear of the property, this room has been fitted with modern floor and wall mounted units with contrasting splashback and worktops. Stainless steel sink with drainer unit and mixer tap. Integral gas hob and double oven. Plumbed for washing machine. Space for dining. Space for fridge freezer. Vinyl flooring. Radiator.



A carpeted staircase leads off the Hall to the upper accommodation. There is a radiator at half-landing level. The upper landing gives access to both Bedrooms and the bathroom. There is a large airing cupboard on the upper landing.

**Bedroom 1:** (3.92m x 3.13m approx.)

Located to the rear of the property, this spacious room benefits from built-in wardrobes with louvre doors. Carpet. Radiator.



**Bedroom 2:** (3.61m x 3.67m approx.)

This generously proportioned Double Bedroom is located to the front of the property and is also benefits from built-in wardrobes with louvre doors. Carpet. Radiator.

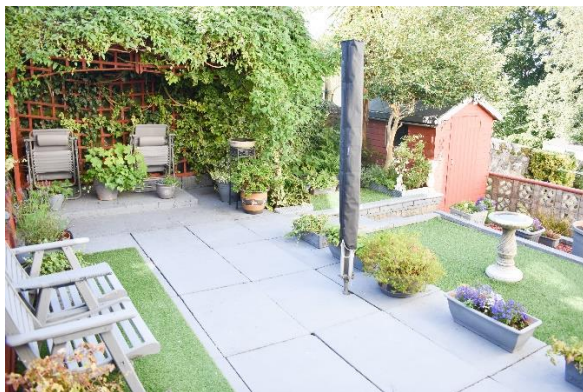


**Bathroom:** (4.48m x 2.58m approx.)

This spacious Bathroom is fully tiled and features a white suite comprising WC, wash hand basin and bath. Separate corner shower cubicle with electric shower. Vinyl flooring. Radiator. Part coombed ceiling with velux roof lights.



**Outside:** The front and rear gardens of the property have been attractively designed for ease of maintenance. There is on street parking adjacent to the property.



**Home**

**Report:** To access the Home Report for this property go to [https://www.gs-surveyors.co.uk/fileuploads/VxHxOPJ1ZsG6gYX7rseCqglWy4ruZIdnGpv9GzruU/DUN\\_2024\\_09\\_0122\\_HR.pdf](https://www.gs-surveyors.co.uk/fileuploads/VxHxOPJ1ZsG6gYX7rseCqglWy4ruZIdnGpv9GzruU/DUN_2024_09_0122_HR.pdf)

**EPC**

**Rating:** D

**Viewing:** Telephone the owner on 07708 749 866 or by appointment through Robertson Smith, Solicitors, Unit L, Charles Bowman Avenue, Claverhouse Industrial Park, Dundee, DD4 9UB (Telephone 01382 226602) with whom all notes of interest and offers should be lodged.

**Disclaimers:**

**Note, all measurement have been taken by a sonic tape measure and therefore may be subject to a small margin of error. While we believe the above details to be correct, no warranty is given and any potential purchaser should satisfy themselves as to the accuracy of the measurements.**

**While these particulars are believed to be correct and are given in good faith, they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or any part thereof and all measurements are approximate.**