



**lindsays**

**35 Newton Park**  
Wormit, DD6 8EJ

*"A tastefully presented four bedroom detached villa located on the edge of Wormit"*

- Hallway
- Lounge
- Kitchen/Diner
- Utility Room & WC
- Primary Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Double Glazing & Gas Central Heating
- Garage & Driveway
- Gardens

EPC Rating C

**OFFERS OVER £290,000**



## Description

Ideally located on the edge of the desirable village of Wormit this beautiful family home will appeal to a variety of buyers including young families. The property is in move in condition throughout 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 integrated oven, hob, fridge freezer and dishwasher in the kitchen.

Entering the villa on the ground floor you will find a comfortable lounge leading to an open plan kitchen/diner with French doors leading to the rear garden. A useful utility room and cloakroom WC are accessed from the kitchen.

Moving to the upper floor the primary bedroom features fitted wardrobes and an en suite shower room. There are three further bedrooms and the family bathroom with shower over the bath.

Externally at the front of the property lies a driveway providing off street parking and leading to the single garage which benefits from power and light. The main garden lies at the rear and is laid mainly to lawn with a paved patio.

This lovely home and location can only be fully appreciated by viewing which is highly recommended.

## Area

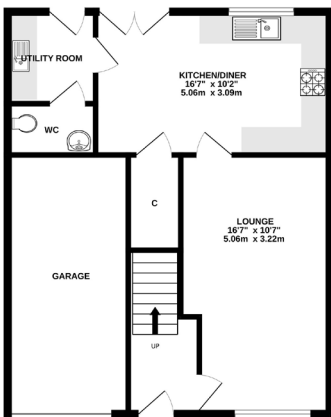
The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Local restaurants include the View Restaurant 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

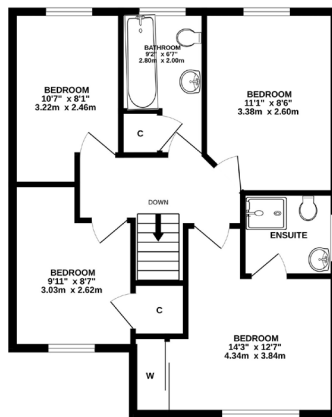
By appointment through Lindsays on 01382 802050



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. 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 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.