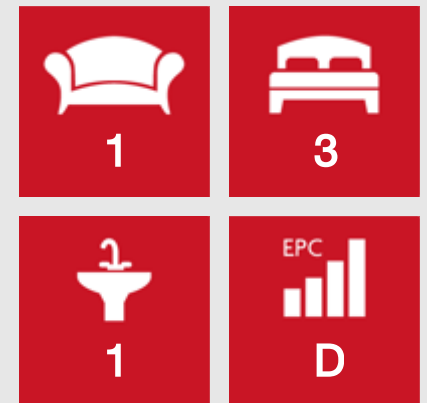




**Thorntons**  
The right way to move

20 Woodhaven Avenue,  
Wormit, Newport-on-Tay, Fife  
DD6 8LF





### Summary

Semi-detached villa which is situated within a popular residential location with stunning river views. The accommodation comprises: spacious and bright lounge, kitchen with a range of fitted units, bathroom with three-piece suite and three bedrooms. The property benefits from gas fired central heating, double glazing and ample storage facilities. Externally the property has well-maintained private gardens and benefits from outdoor storage consisting of three sheds and greenhouse. Vehicular needs are catered for by ample on-street parking.

### Features

- Semi-detached villa
- Popular Location
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- On - Street Parking
- Private front & rear gardens
- GCH, DG, EPC D

### Room Measurements

Lounge	11'4" x 15'6"	(3.45m x 4.72m)
Kitchen	7'10" x 11'5"	(2.39m x 3.48m)
Bathroom	4'5" x 7'8"	(1.35m x 2.34m)
Bedroom 1	10'5" x 14'6"	(3.17m x 4.42m)
Bedroom 2	10'2" x 12'6"	(3.10m x 3.81m)
Bedroom 3	7'6" x 10'5"	(2.29m x 3.17m)



Stunning river views  
Close proximity to local amenities





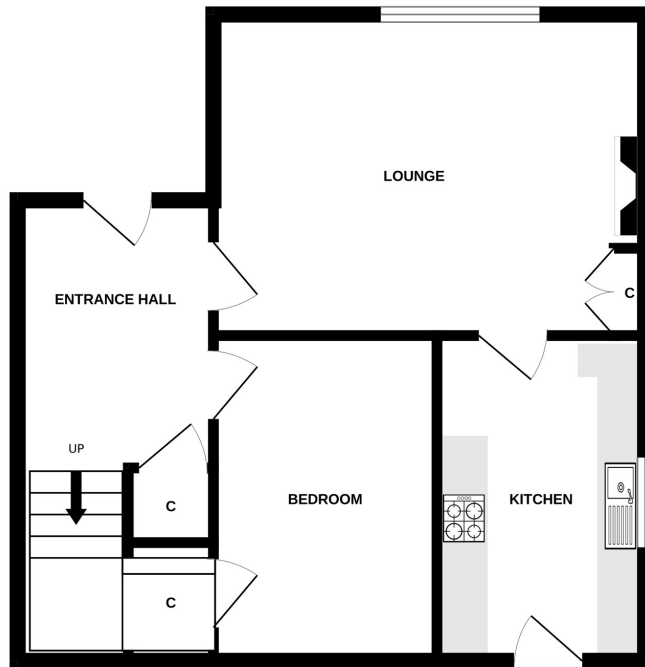


Early viewing is highly recommended

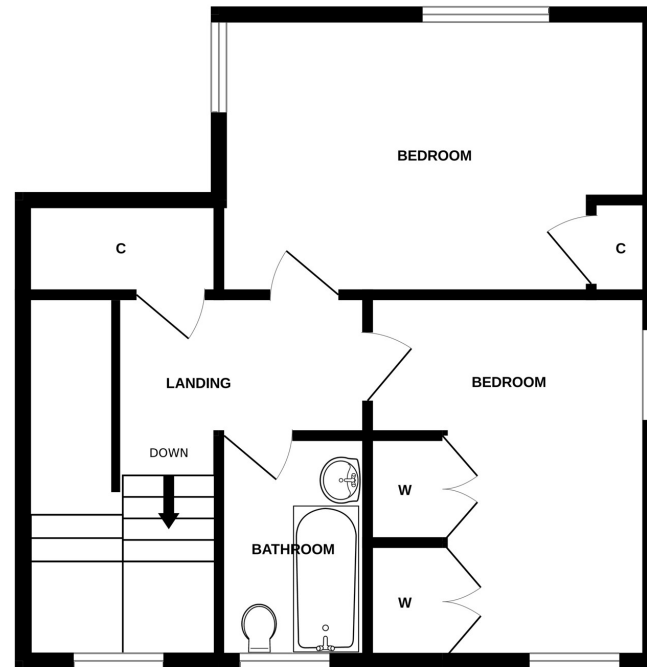


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

# Thorntons

The right way to move



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