



**lindsays**

90 Crosshill Terrace,  
Wormit DD6 8PZ

*"Three bedroom detached villa with  
stunning views towards the River Tay"*

- Reception Hallway
- Lounge
- Kitchen/Diner
- Dining Room/Bedroom 3
- Two Double Bedrooms
- Family Bathroom
- Gardens
- Garage

EPC Rating D

**OFFERS OVER £250,000**





## Description

This is an excellent opportunity to purchase this three bedroom detached villa with stunning views towards the River Tay. Wormit is a popular village with a number of local amenities found closeby.

The accommodation is spread over two levels and comprises: reception hallway, bright and spacious lounge which opens to the dining kitchen. There is also bedroom 3 or dining room depending on the buyers requirements. Upstairs there are two good sized double bedrooms both with built in storage while one has access to a small attic room. The family bathroom is also on this floor. Benefits include double glazing and gas central heating.

Externally the property sits within generous garden grounds. Both the front and rear are laid predominantly in lawn with a large selection of mature plantings. The single garage, generously sized with shelving, is located at the end of Crosshill Terrace.

Viewing is recommended to fully appreciate both the potential and the stunning views of the property on offer.

## Area

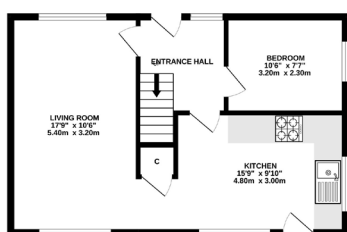
The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Local restaurants include the View Restaurant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

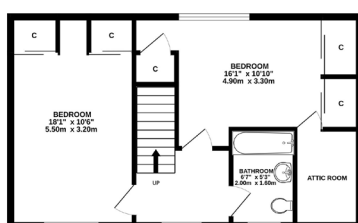
By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



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.  
Made with Metreplan 12/05

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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.