



13 Bay Road,
Wormit DD6 8LU



Spacious first floor, two bedroom apartment with stunning views towards the River Tay'

2 Bed 1 Bath 1 Reception

Lindsays are delighted to offer to the market this spacious two bedroom, first floor apartment with stunning views towards the River Tay. Wormit is a popular village with a number of local amenities found close by.

The accommodation comprises: porch leading to the hallway. There is a bright and spacious lounge with open fireplace and a modern fitted kitchen with integrated appliances. Both rooms share a large box bay window with stunning river views. There are two bedrooms and a family bathroom with electric shower over the bath. Benefits include gas central heating and mixed glazing.

Externally there is a private garden to the rear of the property which is laid mainly with paving. There is a small brick store and timber shed which will be included in the sale.

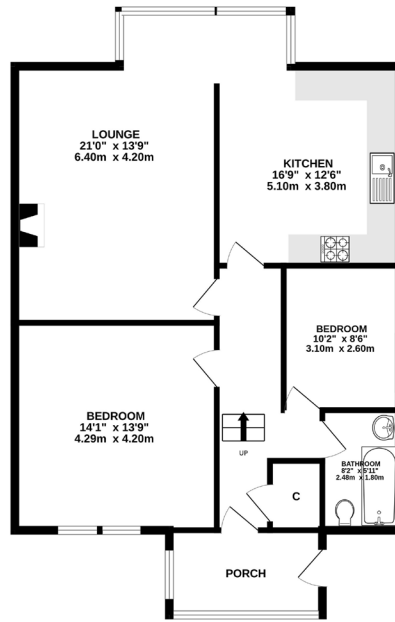
This property will appeal to a number of viewers and early viewing is highly recommended.

Features

- Porch
- Lounge
- Dining Kitchen
- Two Bedrooms
- Family Bathroom
- Gardens
- EPC Rating D

Fixed Price £180,000

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given.
Made with floorplan 11/2021



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.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 01382 802050

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🌐 property.lindsays.co.uk

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.