



Thorntons
The right way to move

7 Kilmany Road, Wormit,
Newport-on-Tay, Fife DD6 8PG





Summary

Excellent opportunity to purchase this delightful, detached bungalow located on the edge of Wormit and having partial views to the River Tay. The location is ideally placed for: local amenities, schools, leisure centre and riverfront with easy access to nearby Dundee and St Andrews. The comfortable accommodation comprises: sun porch with storage off, bright lounge, dining room, fitted kitchen, shower room, three good sized bedrooms one having fitted wardrobe space. There is a useful attic with the option to extend into this space subject to the usual planning permissions being obtained. The impressive list of attributes includes: double glazing, gas fired central heating and excellent storage facilities. Externally, multiple vehicle driveway & side parking bay. Single garage. Generous garden with a variety of garden areas, offering seclusion, summerhouse, fruit trees and mature shrubs.

Features

- Detached Bungalow
- Popular Location
- Spacious and bright Lounge
- Fitted Kitchen & Dining Room
- Shower room
- Three Bedrooms
- Sun Porch
- Generous sized garden grounds
- Garage with driveway
- Summer House; Greenhouse
- EPC D

Room Measurements

Lounge: 17'2 x 12'6

Dining room: 10'1 x 9'10

Kitchen: 9'10 x 9'10

Shower Room: 6'11 x 6'7

Bedroom: 10'9 x 8'2

Bedroom: 10'9 x 7'10

Bedroom: 10'10 x 10'9

Sun Porch: 11'6 x 11'2



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detached bungalow located on the edge of Wormit and
having partial views to the River Tay.





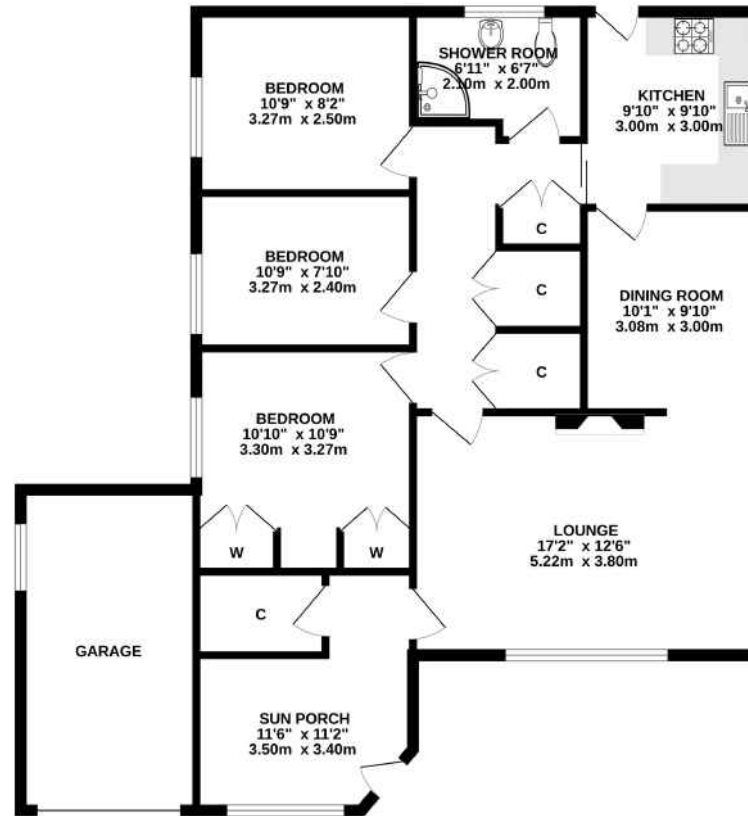


This attractive home will appeal to a number of buyers
and early viewing is highly recommended.



Floorplan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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.

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