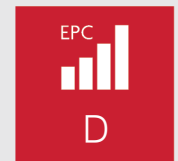
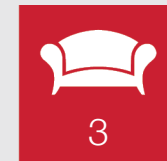




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69 Kilmany Road,
Wormit,

Newport-on-Tay, DD6 8PH





Summary

This home in Wormit offers characterful accommodation ideal for couples, downsizers, or small families seeking a peaceful lifestyle. There are spacious reception rooms with fireplaces, a kitchen and a conservatory opening to the garden, while two double bedrooms provide flexible everyday living. Enjoying a scenic outlook, the property is well placed for access to local amenities, riverside walks, schools, and commuter connections to Dundee. The sought-after location combines a quieter pace of life with access to shops and green spaces. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included. Internal linings and ceilings appear to be of asbestos cement sheet panels; a full asbestos survey has been carried out and is available for viewing.

Features

- Historic semi-detached with a scenic outlook
- Sought-after village location in Wormit
- Entrance porch and hall
- Sunny living room with a fireplace
- Dining room with a fireplace and cupboard
- Skylit conservatory with garden access
- Modern kitchen with fitted units and appliances
- Main bedroom with built-in mirrored wardrobe
- Second double bedroom
- Bathroom with overhead shower
- Thriving gardens with a summerhouse
- Shared driveway and private single garage
- Gas central heating and double glazing
- Nova burglar alarm system



"A spacious home in Wormit with two double bedrooms, three reception rooms, a kitchen and two bathrooms."





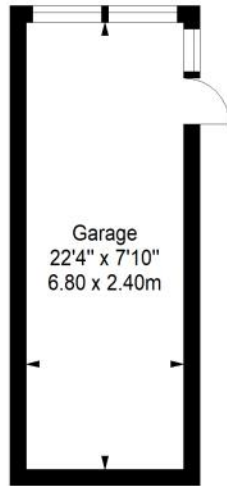


"69 Kilmany Road is scenically located near excellent amenities, shops, green spaces, and transport links to central Dundee."

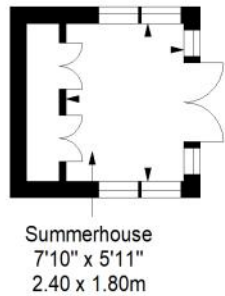


Floorplan

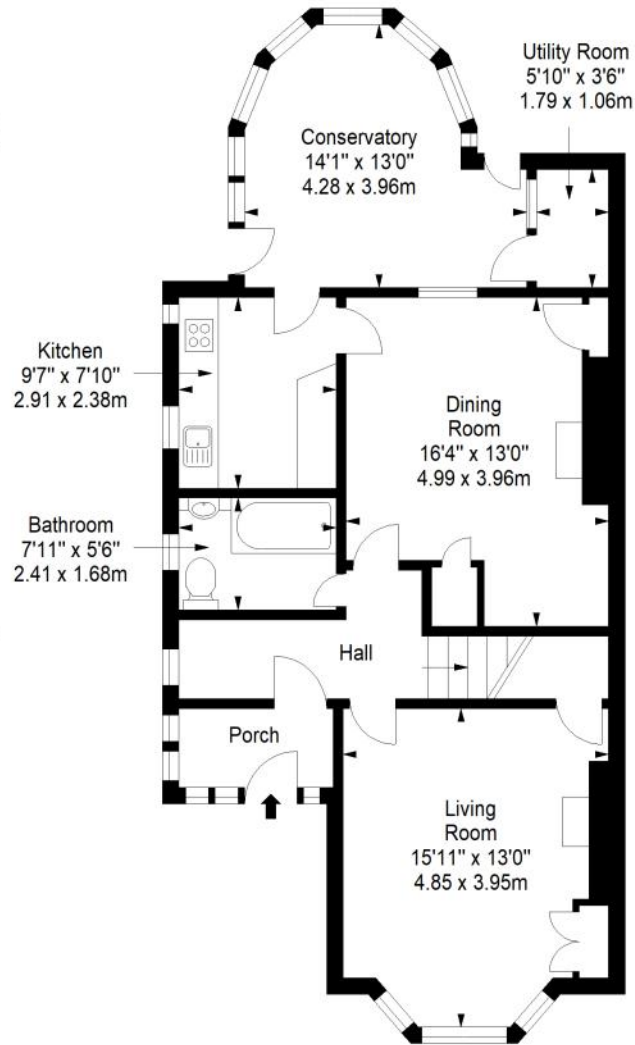
Garage
Approx. 16.3 sq. metres (175.5 sq. feet)



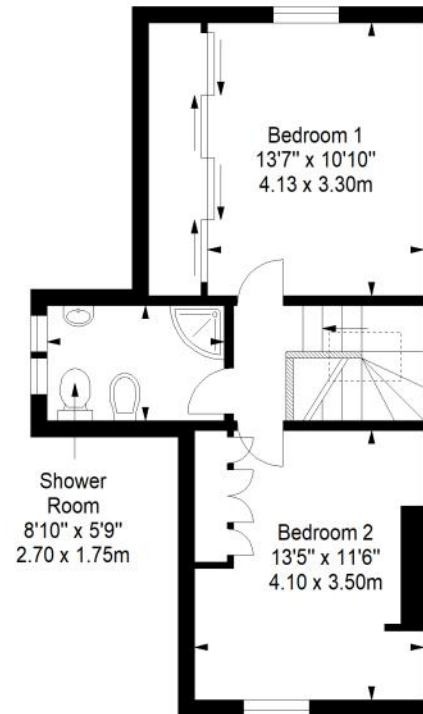
Summerhouse
Approx. 5.8 sq. metres (62.4 sq. feet)



Ground Floor
Approx. 78.9 sq. metres (849.3 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 121.9 sq. metres (1312.2 sq. feet)



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



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