

15 WESTWATER PLACE

Wormit, Newport-on-Tay, DD6 8NS



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WELCOME TO 15 WESTWATER PLACE

Set on a quiet cul-de-sac beside a nature trail, this five-bedroom detached house has a much sought-after location in the village of Wormit as part of an exclusive neighbourhood. The large family home boasts stylish interior design and premium finishings throughout, offering space, style, and sophistication. It has expansive reception areas, a state-of-the-art Milano

kitchen, and highly versatile double bedrooms. Modern bathroom facilities on both floors ensure optimal convenience as well. Plus, there is a private balcony with panoramic River Tay views. Other notable features include significant built-in storage, private parking for several vehicles, and scenic wraparound gardens. Altogether, this property is nothing short of stunning.



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The floorplan is for illustrative purposes. All sizes are approximate.



A SUBSTANTIAL

five-bedroom detached house



Welcome to a substantial five-bedroom detached house which covers 2244 square feet, providing exceptional accommodation finished to an impressively high specification, alongside extensive private parking and professionally landscaped gardens.

GENERAL FEATURES

- A substantial detached house covering 2244 sq. ft.
- Forms part of an exclusive neighbourhood
- Quiet cul-de-sac setting in the village of Wormit
- Impressive views over the River Tay and rail bridge
- Stylish interior design and premium finishings
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming hall with generous built-in storage
- Expansive living room with a private balcony
- Dining room that is bright and spacious
- Suntrap conservatory with rear garden access
- Ultra-modern Milano kitchen with a breakfast bar
- Separate utility room with additional storage
- Landing with a generous storage cupboard
- Four double bedrooms with built-in wardrobes
- Versatile fifth double bedroom/family room
- Modern three-piece en-suite shower room
- Quality wet room with a three-piece suite
- Four-piece family bathroom (with shower cubicle)
- Gas central heating and double-glazed windows
- Fitted with a solar-panelled roof for efficiency

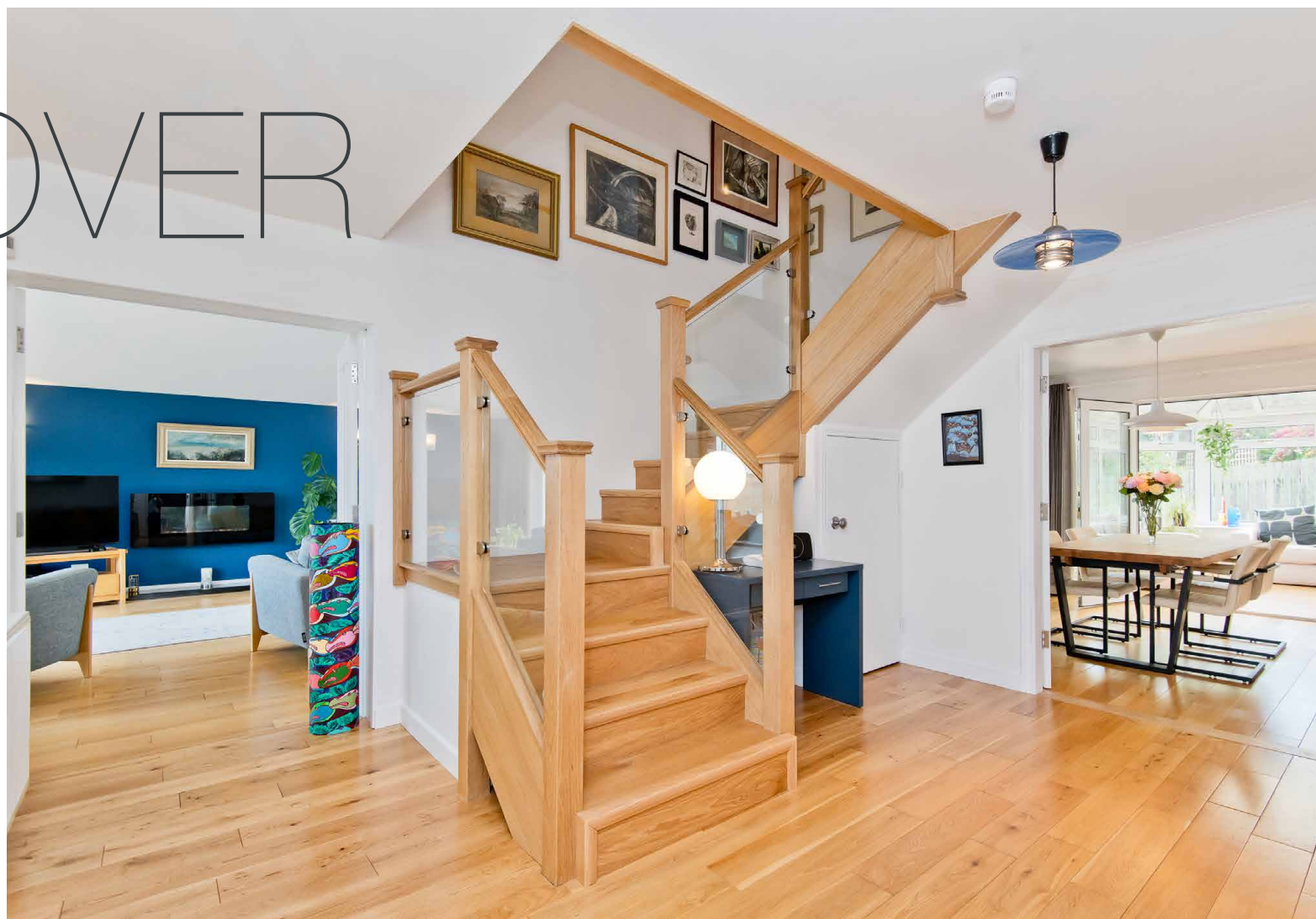
EXTERNAL FEATURES

- Landscaped gardens to the front, side, and rear
- Multi-car driveway and integrated double garage

DISCOVER

a large family home with stylish interiors

Brimming with instant kerb appeal, the home has an imposing façade that hints at the expansive accommodation therein. Stepping inside, you are greeted by a hall that immediately establishes the interior standards with its crisp white décor and hardwood floor (flowing throughout most of the ground level). It offers generous storage too.



EXCEPTIONAL



reception areas to bring you together

The dual-aspect living room has an expansive layout covering 377 square feet. It provides abundant space for furnishings and is beautifully styled with a bold accent wall set against a neutral backdrop.



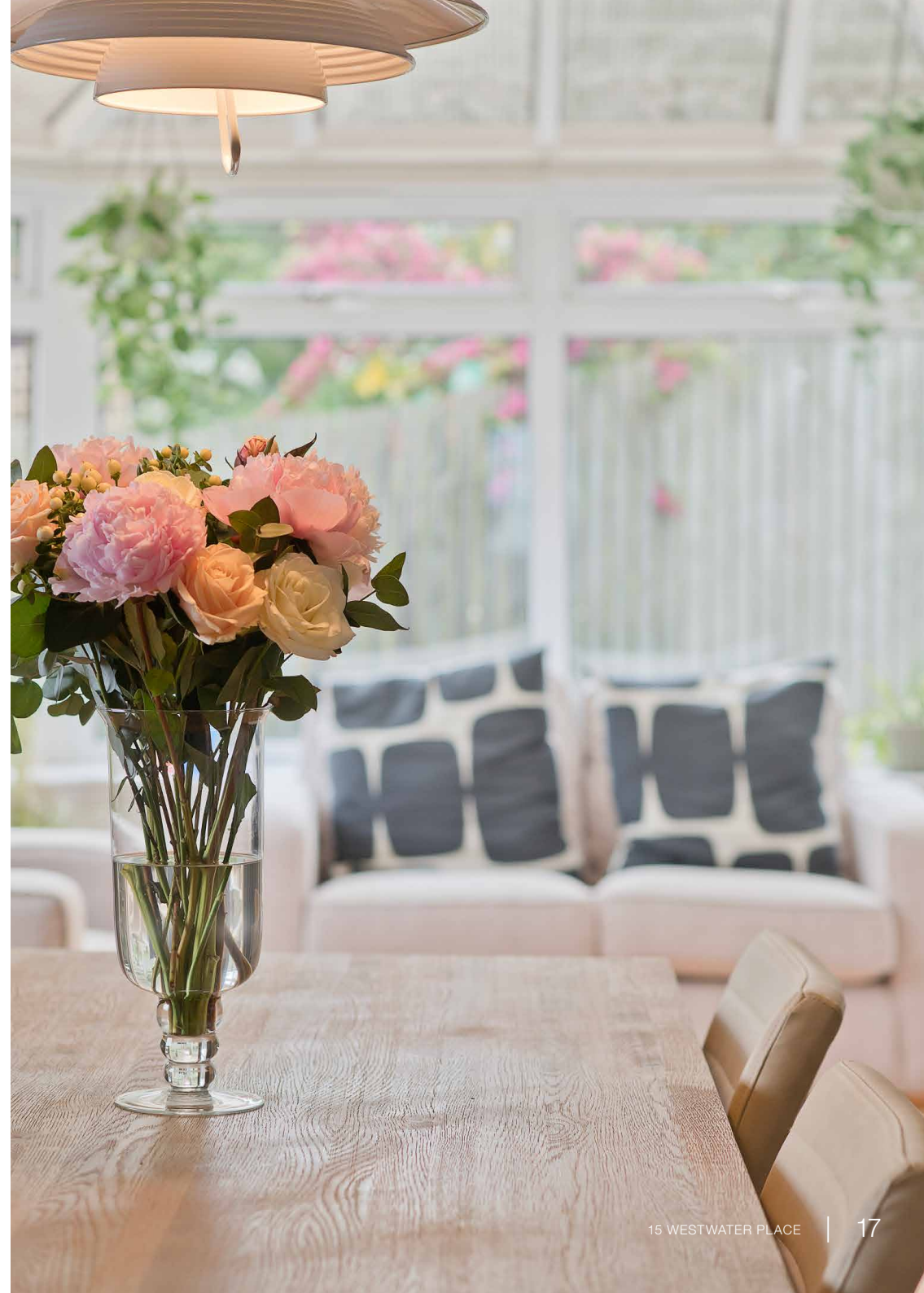
A wall-mounted electric fireplace offers a focal point for the room's arrangement, along with the full-height glazed doors that frame a tremendous view over the River Tay before flowing out onto the private balcony which enjoys the same vista.

EXPANSIVE LIVING ROOM WITH A PRIVATE BALCONY





A separate dining room offers a dedicated space for relaxed family meals and casual dining. It has a spacious footprint and opens out into an adjacent conservatory, which is perfect for unwinding and socialising after a lively dinner party. Capturing lots of sun, the conservatory also has leafy garden views and connects to outside.





A stylish breakfasting

KITCHEN *by Milano*

Sporting an ultra-modern design, the breakfasting kitchen is highly sophisticated and practical. It features sleek, handle-less cabinetry in elegant mix-and-match tones and luxurious chicstone quartz worktops with a return that doubles as a four-person breakfast bar. Integrated Siemens appliances (newly fitted in September 2025 and still under warranty) complete the streamlined look (induction hob, concealed extractor, double oven, fridge/freezer, and dishwasher). It also benefits from a Franke Maris instant boiling water tap. A separate utility room has additional storage, alongside equally high-end cabinetry and worktop.



LARGE DOUBLE BEDROOMS



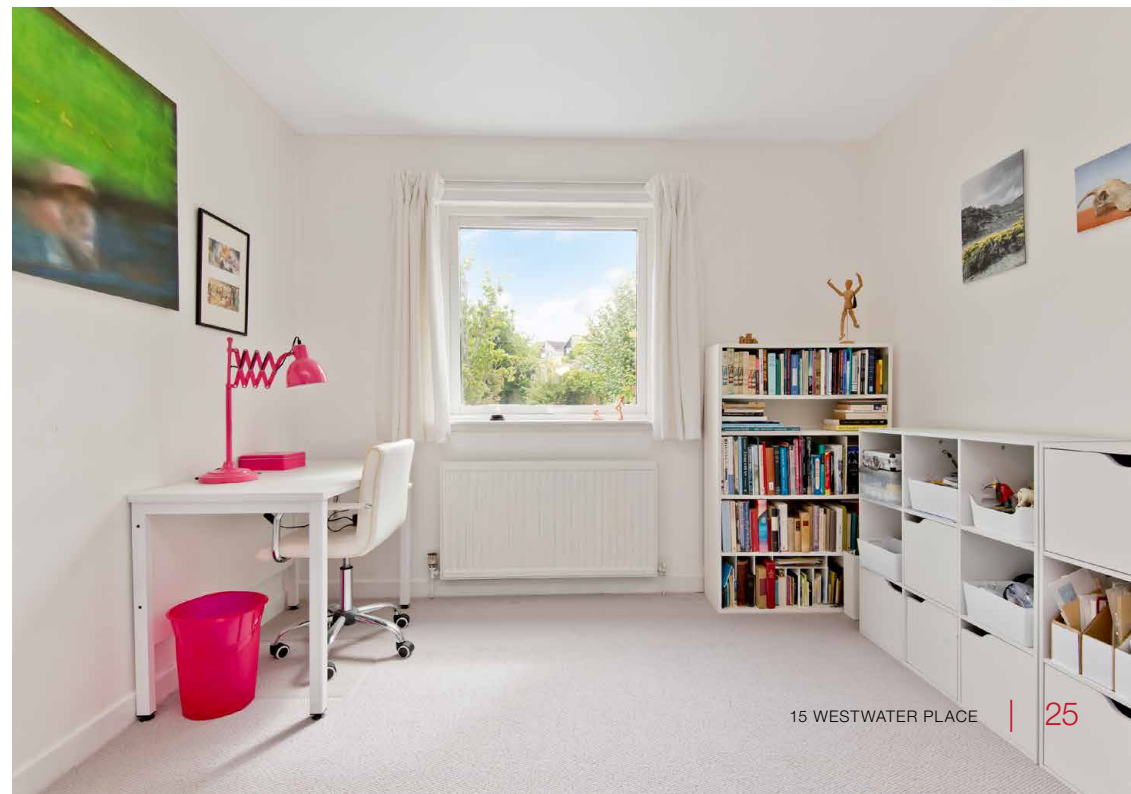
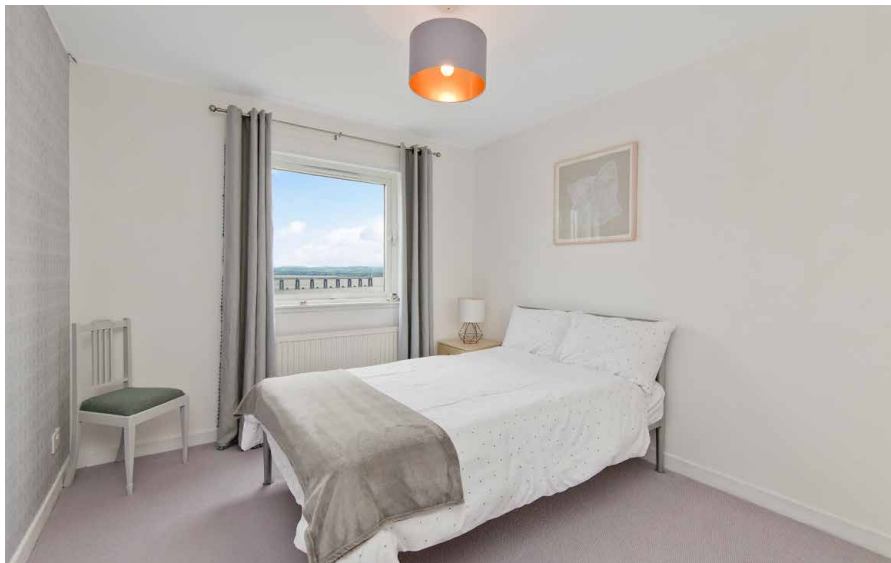
with the flexibility to meet life's needs

BEDROOMS

with built-in wardrobes

The four main bedrooms are on the first floor off a landing with generous storage. Each room is a large double which enjoys attractive decoration and snug carpeting to create a comfortable setting for peaceful sleep. Every room also benefits from its own built-in wardrobe. In addition, the principal bedroom further boasts a modern

en-suite shower room, and (like bedroom four) delightful views over the River Tay and the rail bridge. Able to meet the changing needs of families, there is also a versatile fifth double bedroom on the ground floor. Currently used as a family room, it highlights how readily adaptable the home is for creative use.





MODERN BATHROOMS

*with facilities
on every floor*

The property has a wet room on the ground floor, with the principal's en-suite and a four-piece family bathroom on the first floor. All three have modern fixtures and fittings, enveloped by easy-clean wet walls. Whilst the wet room and en-suite have three-piece suites, the bathroom has a four piece which includes a bath and walk-in shower cubicle. For optimal comfort and efficiency, the home has gas central heating and double-glazed windows, as well as a solar-panelled roof.

GARDENS & PARKING



Professionally landscaped gardens offering a wealth of space

The home is hugged by professionally landscaped gardens to the front, side, and rear, ensuring a wealth of outdoor space for families. It features sweeping lawns and a sizeable patio for summer dining, all framed by colourful plants and mature shrubbery for a scenic ambience. Secured by a high fence, the gardens offer excellent privacy

as well. Furthermore, the home has private parking for several vehicles thanks to a multi-car driveway and an integrated double garage. Extras: all fitted floor and window coverings, light fittings, and newly fitted integrated kitchen appliances to be included in the sale.







WORMIT

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Situated along the southern banks of the River Tay, the coastal village of Wormit enjoys a peaceful setting flanked by open countryside and the calming waterfront. Offering a semi-rural, small village lifestyle, the area is ideally positioned for commuting to Dundee thanks to the opening of the Tay Road Bridge in 1966. It takes just 15 minutes by car to get to the major city, providing a wealth of shopping, leisure, and cultural facilities within easy reach. Furthermore, the historic town of St Andrews is only a twenty minutes' drive away, placing the town's world-renowned golf courses and world-class amenities at your disposal. Closer to home, Wormit is served by a local convenience store for all of your daily needs, along with a choice of restaurants and takeaways

in the surrounding area and in neighbouring Newport-on-Tay. Large supermarkets and more extensive shopping are provided in Dundee. Wormit also offers excellent outdoor opportunities, with a charming coastal walk along the waterfront of Wormit Bay and vibrant countryside to explore, including quaint villages like Galdry and Balmerino, the latter of which is home to a 13th Century abbey ruin celebrated in verse by William McGonagall. Excellent primary schooling is provided locally, with secondary and further education at Dundee and St Andrews. In addition, the area is served by regular buses to Dundee.





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