



Thorntons 
The right way to move

24 Woodhaven Avenue,
Wormit, Newport-on-Tay, Fife
DD6 8LF





Summary

Beautifully presented mid-terraced villa enjoys an enviable position within the highly sought-after village of Wormit. The property benefits from double glazing and gas central heating and comprises hall, welcoming lounge with log burner and views over the Tay, generously sized conservatory, well-appointed kitchen with oven, hob and extractor, two well-proportioned double bedrooms and modern bathroom. Externally, the property boasts a low-maintenance tiered front garden, while the rear offers a beautifully landscaped, enclosed garden arranged over different levels, complete with sheds, a summer house, and a greenhouse.

Features

- Spacious Terraced Villa
- Views Over River Tay
- Popular Residential Area
- Hall, Lounge, Conservatory
- Kitchen, 2 Bedrooms, Bathroom
- GCH; DG; EPC - D
- Mature Gardens Front & Rear
- Ideal Family Home
- Viewing highly recommended

Room Measurements

Lounge: 15'9 x 11'6 (4.80m x 3.50m)

Kitchen: 12'6 x 8'11 (3.80m x 2.71m)

Conservatory: 14'1 x 7'9 (4.30m x 2.37m)

Bedroom: 13'5 x 11'6 (4.10m x 3.50m)

Bedroom: 15'5 x 12'2 (4.70m x 3.70m)

Bathroom: 8'2 x 5'0 (2.50m x 1.52m)



This beautifully presented mid-terraced villa enjoys an enviable position within the highly sought-after village of Wormit, offering elevated views over the River Tay.





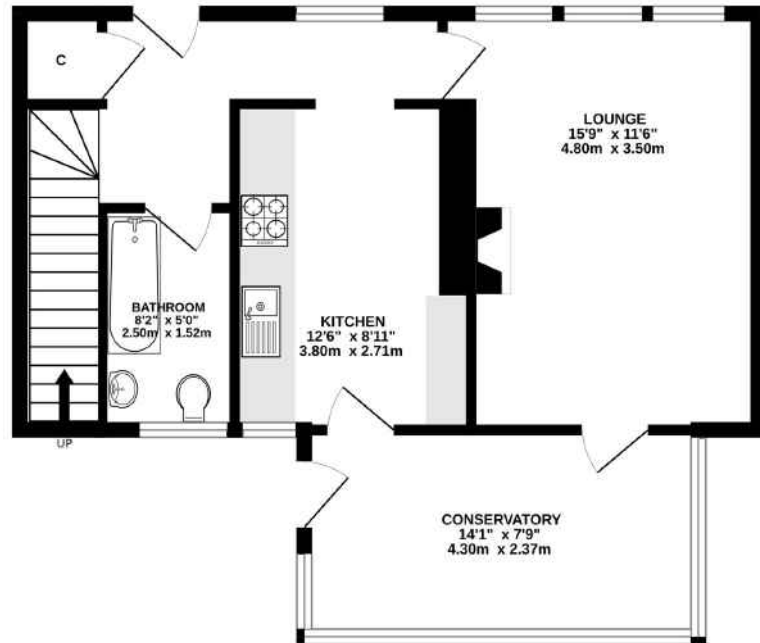


Presented in true walk-in condition, this is an outstanding opportunity to acquire a home in a desirable location with scenic river views.

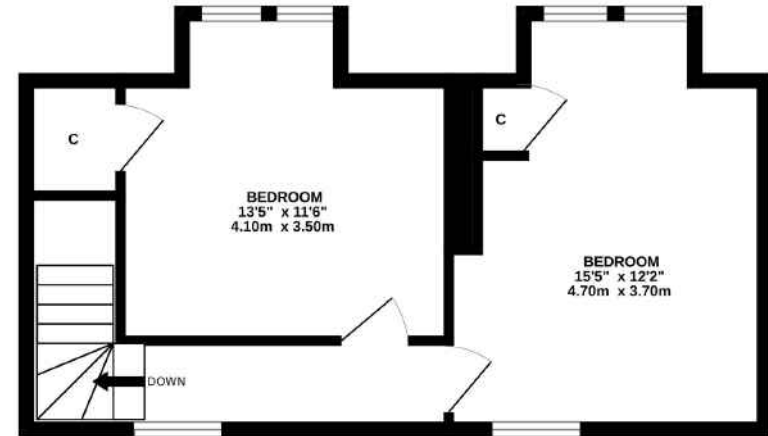


Floorplan

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.
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