



lindsays | for moving home

5 Beach Road,
Wormit, DD6 8LH



Exceptional Riverside Detached Home in Sought-After Wormit

 4/5 Bed  3 Bath  4 Reception

Nestled in an idyllic waterside setting in the highly desirable town of Wormit, this impressive, detached family home offers spacious, flexible accommodation across three levels and enjoys breathtaking views over the River Tay from the upper level and gardens. With beautifully landscaped gardens extending to the water's edge, this is a truly rare opportunity to acquire a home in an outstanding location. Ideally positioned close to local schools, shops, leisure facilities and excellent transport links, the property provides convenient access to Dundee city centre by both road and public transport.

The accommodation is entered on the middle level via a welcoming vestibule leading to a reception hall with an attractive feature fireplace and staircases to both the upper and lower floors. Also on this level is a generous study, which could easily serve as a fifth bedroom if required. The lower level forms the heart of the home and comprises a charming lounge with a multi-fuel stove set within a feature fireplace, a formal dining room also with feature fireplace, a spacious kitchen/breakfast room, utility room, WC and two conservatories opening directly onto the upper terrace. On the upper floor are four well-proportioned bedrooms, two benefiting from en-suite facilities (one with whirlpool bath) and stunning river views. A family bathroom and an additional WC complete this level. The mature gardens are undoubtedly one of the property's standout features. An attractive paved terrace with well-stocked borders, raised flower beds and a garden shed provides the perfect setting for outdoor dining and relaxation while enjoying spectacular sunsets. Beyond, a winding pathway meanders through the gardens to further seating areas before reaching the water's edge. Mature trees and shrubs surrounding the property offer a high degree of privacy. To the front, a large gated monobloc driveway provides ample off-street parking and leads to a double garage.

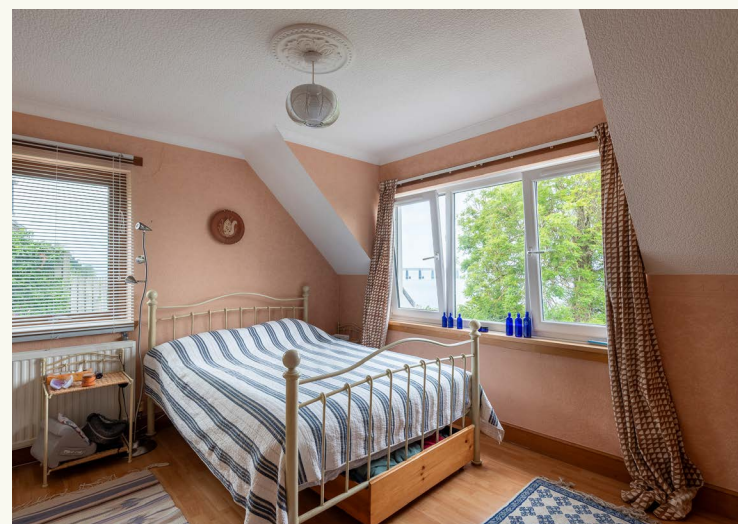
Additional benefits include double glazing, gas central heating and the inclusion of all fitted floor coverings, fitted window blinds and the garden shed within the sale.

Properties of this calibre and location are seldom available on the market. Early viewing is highly recommended to fully appreciate the exceptional accommodation, stunning setting and unique lifestyle opportunity on offer.

- Entrance vestibule & reception hall
- Lounge
- Dining room
- Kitchen/breakfast room
- Utility room
- Two conservatories
- Four bedrooms (2 x e/s)
- Study/bedroom 5
- Bathroom
- 2 x wc's
- Gas central heating
- Double glazing
- Garage, driveway & gardens
- EPC Rating C

Offers Over £525,000







Area

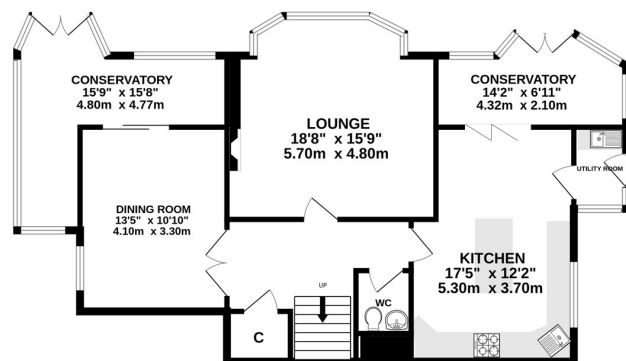
The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Local restaurants include the View Restaurant 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. There are a great variety of shops, supermarkets, bars, restaurants and amenities in Dundee along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

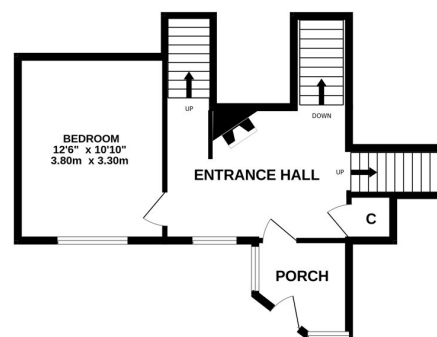
By appointment through Lindsay's on 01382 802050



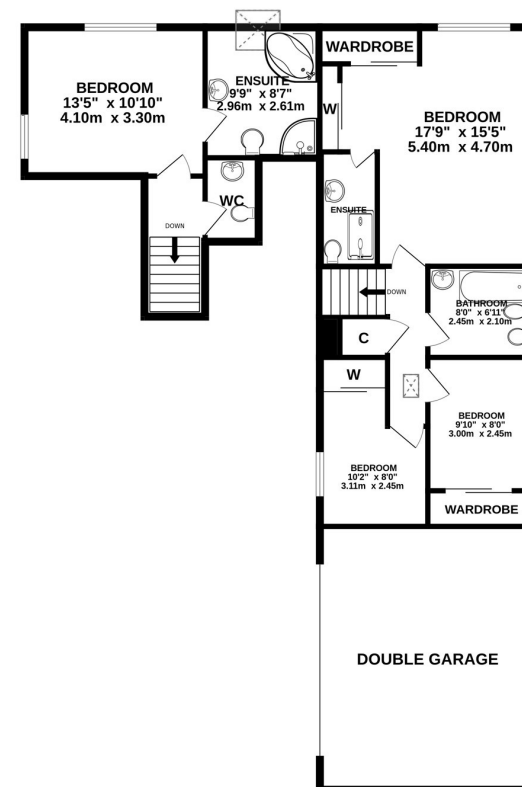
GROUND FLOOR



1ST FLOOR



2ND 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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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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.