



A detached 'Edwardian' dwelling house in a magnificent location enjoying views over the River Tay and Dundee in the distance. The property is flexible and its utilisation and features include a variety of traditional finishes – panelled doors, cornices, original fireplaces and high skirtings.

Whilst the property would benefit from some general upgrading, it has the potential to be a spacious and characterful family home.

The adaptable accommodation comprises entrance porch, hall, sitting room/bedroom 5, lounge, dining room, family room/bedroom 4, kitchen, 3 further double bedrooms and 2 shower rooms.

On the ground floor a spacious entrance porch with mosaic tiled floor and feature etched glass door gives access to the hall. The hall has decorative coving, doors to sitting room/bedroom 5, lounge, family room/bedroom 4, dining room and shower room. The imposing lounge has a large bay window to the front with feature wood surrounds, a marble fireplace and decorative coving. The sitting room again looks to the front and could also be used as bedroom 5. The dining room has ample space for a formal dining suite, has recess display alcoves and a wood burning stove and a step up into the fully fitted kitchen with door to the rear garden. The family room/bedroom 4 looks to the rear of the property and a shower room is also located on the ground floor.

The traditional carpeted staircase leads up to a split level landing which gives access to the shower room and up to the main landing. Three double bedrooms and a store room are located here. The 2 bedrooms to the front have stunning views out over the River Tay and beyond, both with feature focal fireplaces.

The gardens to the front and rear have areas of lawn and feature planted borders. There may be scope to extend to the rear of the property to create a south facing extension, subject to the necessary permissions.

Viewing is highly recommended to appreciate all this property has to offer.



Location

The attractive village of Wormit hosts a thriving and friendly community. Within walking distance of the property is an excellent primary school. The village is a haven for water sports enthusiasts who like sailing, water-skiing and fishing. There are also tennis and bowling clubs. Young families are well served with a broad range of children's activity clubs. Nearby Newport-on-Tay offers a modern, sophisticated array of shops and services. Its High Street boasts cafes, a renowned hair and beauty salon, gift shops and a florist, as well as the usual convenience stores, chemist and post office. Good quality secondary, comprehensive and private schools can be found in nearby Dundee and St Andrews.

Tayport has many local amenities, which include Scotsraig Golf Club, an attractive marina, primary school, nursery, playgroup and a selection of small shops.

It is within easy travelling distance of Dundee, St Andrews, Cupar and Leuchars and the railway stations at Dundee and Leuchars are on the main Aberdeen to London line and provide a fast link to Edinburgh. Edinburgh airport with its shuttle service to London is approximately 50 miles away and further airport facilities and London flights are available from Dundee.

Location



Exterior

To the rear of the property the garden can be accessed from the kitchen. Large pebbled outdoor seating area. Large area of lawn. Garden is bounded by stone wall and mature shrubs and planted borders. Apple and plum trees. A variety of flowering shrubs and plants. Outside tap. Timber outbuilding requiring maintenance.

To the front steps lead to pebbled pathway which is bordered by mature shrubs and planted borders up to paved pathway leading to front entrance door. A pathway to the side of the property leads to a wrought iron gate and into the rear garden.

The front garden is bounded by hedging and has an area of lawn.



Ground Floor



First Floor



57 Bay Road, Wormit DD6 8LW

Room Dimensions

Entrance Porch		
Hall		
Lounge	19'11" x 14'2"	6.08m x 4.62m
Sitting Room/ Bedroom 5	14'8" x 14'0"	4.47m x 4.27m
Dining Room	13'11" x 11'7"	4.25m x 3.53m
Kitchen	13'4" x 7'1"	4.06m x 2.17m
Family Room/ Bedroom 4	13'7" x 10'1"	4.15m x 3.08m
Bedroom 1	14'7" into window recess x 14'0"	4.45m into window recess x 4.28m
Bedroom 2	13'11" x 13'4"	4.25m x 4.07m
Bedroom 3	15'5" x 13'10" into window recess	4.71m into window recess x 4.23m
Shower Room	6'8" x 6'1"	2.04m x 1.87m
Shower Room	11'7" x 6'3" not into window recess	3.52m x 1.90m not into window recess



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In detail the accommodation comprises:

Entrance Porch

Half panel glazed door with frosted window to front. Original Mosaic tiled floor. Ceiling light fitting. Decorative traditional door with etched glass panel to hall.

Hall

Understairs storage cupboard. Decorative ceiling cornice. Dado rail. Radiator. Pendant light fitting. Carpet floor covering. Traditional carpeted staircase to first floor. Panelled glass doors to sitting room/bedroom 5, lounge, dining room, shower room and family room/bedroom 4.

Lounge

Large bay window with original wood panelling surround to front with views towards the River Tay. Focal point marble fireplace with coal fire and tiled hearth and surround. Recess alcove with shelving and fitted cupboard below. Ornate decorative coving. Radiator. Pendant light fitting. Carpet floor covering.



Sitting Room/Bedroom 5

Window with original wood panelling surround to front. Shelled press. Decorative ceiling cornice. Radiator. Pendant light fitting. Carpet floor covering.



Dining Room

Window to rear. Focal point multi fuel stove with tiled hearth. Two recess alcoves with shelving and fitted cupboards below. Ceiling coving. Pendant light fitting. Oak flooring. Step-up to kitchen.





Kitchen

Window to rear. Window to side. Fitted with base and wall units with solid wood worktops and splashback tiling. 'Lamona' electric hob and fitted oven below and extractor hood above. 'Belfast' sink unit. 'Beko' fridge freezer, 'Zanussi' dishwasher and 'Zanussi' washer dryer. Cupboard housing the 'Worcester' central heating boiler and gas meter. Tall wall mounted radiator. Ceiling downlighters. Oak flooring. Double glazed door to garden.

Shower Room

Frosted window to rear. WC and vanity wash hand basin with fitted cupboard below. Corner shower cabinet with wall mounted shower. Fully tiled walls. Radiator. Ceiling downlighters. Tiled flooring.

Family Room/Bedroom 4

Window to rear. Ceiling cornice. Radiator. Pendant light fitting. Carpet floor covering.

Stairs from entrance hall to split level landing. Staircase has original decorative wooden balusters, bannister and Newel caps.

Split Level Landing

Tall window to rear with deep sill and enclosed radiator below. Steps up to shower room. Staircase to upper floor landing.

Shower Room

Frosted window to rear with fitted drawer and cupboard unit. WC and vanity wash hand basin with fitted cupboards and vanity area. Walk-in large shower cabinet with wet wall panelling with Sensory shower control panel to side. Glazed sliding door. Fitted cupboard. Radiator. Heated towel rail. Ceiling downlighters. Tiled floor covering.

Upper Floor Landing

Store cupboard with Velux window. Hatch to loft space. Doors to 3 bedrooms.

Bedroom 1

Dormer window to front with panoramic views over the River Tay, Dundee and beyond. Cast iron and tiled original decorative fireplace. Shelved press housing electricity meter. Two eaves access cupboards. Radiator. Pendant light fitting. Carpet floor covering.

Bedroom 2

Window to front with panoramic views over the River Tay and beyond. Focal point original fireplace with cast iron surround, grating and decorative tiling. Ceiling cornice. Radiator. Pendant light fitting. Carpet floor covering.

Bedroom 3

Window to rear. Two eaves access cupboards. Ceiling cornice. Radiator.

Pendant light fitting. Carpet floor covering.

Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings and roller blinds. White goods in kitchen all included, but no warranties or guarantees will be provided.

Other Information

Double glazing and gas central heating.

Council Tax Band "F"

EPC Rating "E"

Directions

From Five Roads roundabout, A92 take the exit to Wormit and turn right onto B946, Kilmany Road. Follow this road onto Naughton Road. Turn left onto Bay Road, continue along Bay Road and No. 57 is on the left hand side. A For Sale board will be in evidence.



Thorntons

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2 Public



On Street Parking



5 Bed



EPC Rating



2 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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