



14 WESTWATER PLACE, WORMIT, NEWPORT-ON-TAY, DD6 8NS

This highly desirable 4 bedroom detached villa occupies a prime position in the heart of Wormit, enjoying open panoramic views across the River Tay. The City of Dundee is within easy commuting distance and the property is convenient for Universities, Ninewells Hospital and the A92 which connects to major routes north and south. In close proximity to Wormit Primary School a major train link is at Leuchars Station and there are boutique and local shops in Newport and dining at The View and the popular Newport Hotel.

The property was constructed to a high specification in 1989 and benefits from triple glazing with a conservatory, balcony and patio doors, gas central heating, a gas fired stove, breakfasting kitchen with integral appliances, a four piece family bathroom, cloakroom/W.C., utility room and en-suite shower room to the master bedroom.

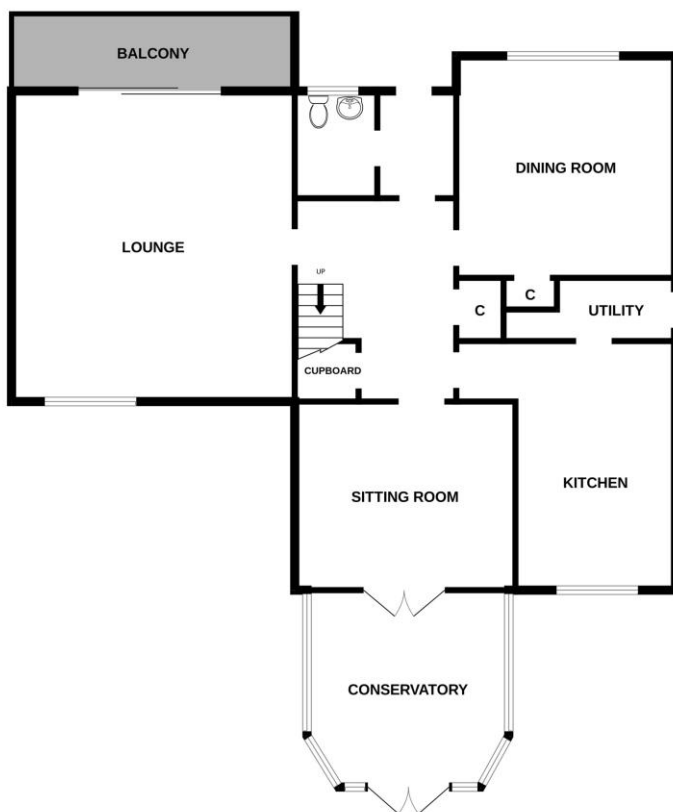


OFFERS OVER £440,000

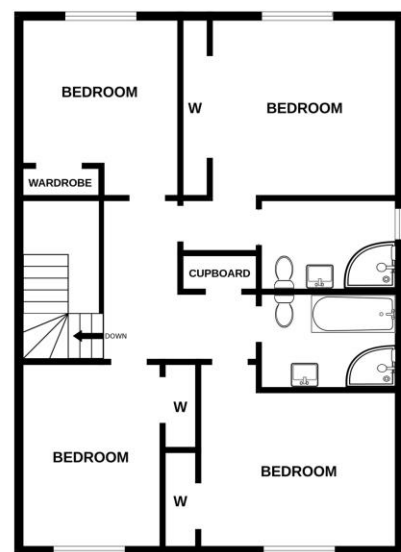
SUMMARY OF FEATURES:

- Detached Villa in desirable location
- 4 double bedrooms, master en-suite
- Reception Hallway, Inner Hallway
- Large living room
- Fitted kitchen & utility room
- Family bathroom, Cloakroom/WC
- Large attic
- Gas Central heating and triple glazing
- Gas fired stove
- Well stocked generous gardens to front and rear with timber shed
- Double garage
- Private driveway and parking
- Mains water and drainage.

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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ENERGY RATING – D COUNCIL TAX BAND – G

DIRECTIONS – Entering Wormit from the Five Roads Roundabout or the A92 follow the B946 Kilmany Road becoming Naughton Road then Riverside Road for approximately 2.2 kilometres 230m after the Church on the RHS Westwater Place is on your Right immediately before Wormit Primary School. Follow Westwater Place for 230m and a 'for sale' sign will be evident. number 14 is the first house along a private shared access road on the left.