

# 16 Birkhill Avenue

WORMIT, NEWPORT-ON-TAY, DD6 8PX



# 01382 721 212



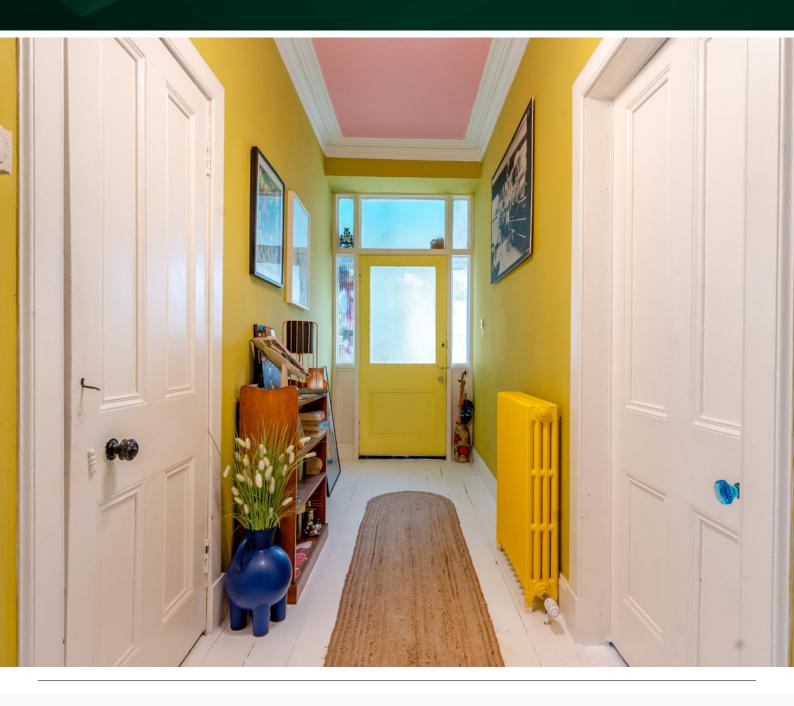
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#### THREE BEDROOMS & THREE PUBLIC ROOMS





Part exchange may be available, ask us for details of how we can make your move as smooth as possible. McEwan Fraser Legal is delighted to present this stunning semi-detached period home, offering breathtaking views of the River Tay and its iconic bridges. This beautiful home combines timeless elegance with modern style, creating an inviting and sophisticated living space that is perfect for today's discerning homeowner.

As you step inside, you'll be captivated by the glorious lounge, which features a large bay window that perfectly frames the fabulous river views. The lounge is adorned with charming stained glass window lights, a cosy log-burning stove, and stripped wood flooring, blending period features with contemporary comforts. This elegantly proportioned space offers the ideal setting for relaxation and entertaining.

#### **The Property**





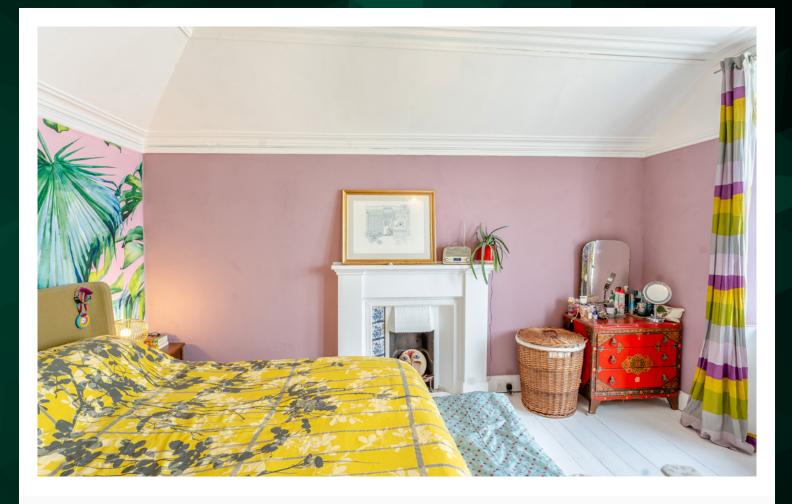
The heart of the home is undoubtedly the open-plan dining kitchen, a fabulous space designed for both entertaining and everyday living. Ample room for a dining table and cosy seating beside another logburning stove ensures this is where everyone will gather, whether for a quiet family dinner or a lively party.





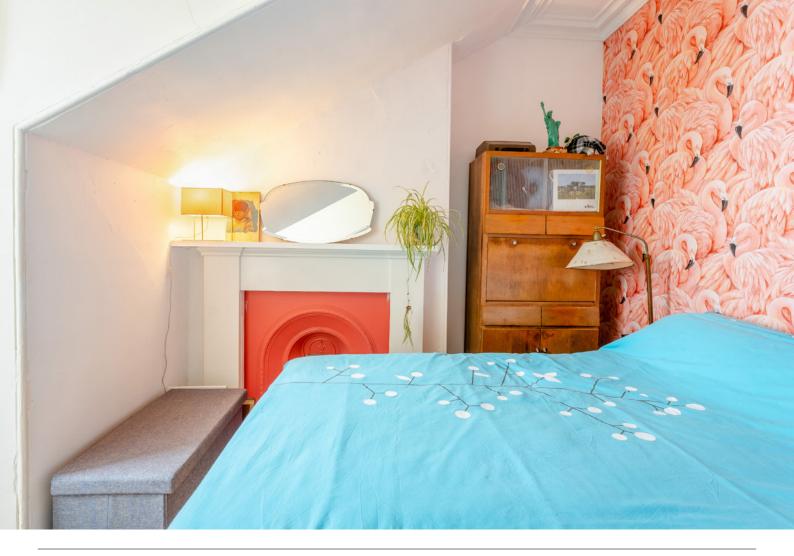
The versatile study can easily serve as a fourth bedroom, dining room, or additional sitting room. With a feature fireplace taking centre stage, this room exudes charm and flexibility, allowing you to tailor it to your needs.





Upstairs, you'll find three beautifully presented bedrooms, each thoughtfully designed to offer comfort and style. The family bathroom is equally impressive, combining modern fixtures with classic touches to create a relaxing retreat.







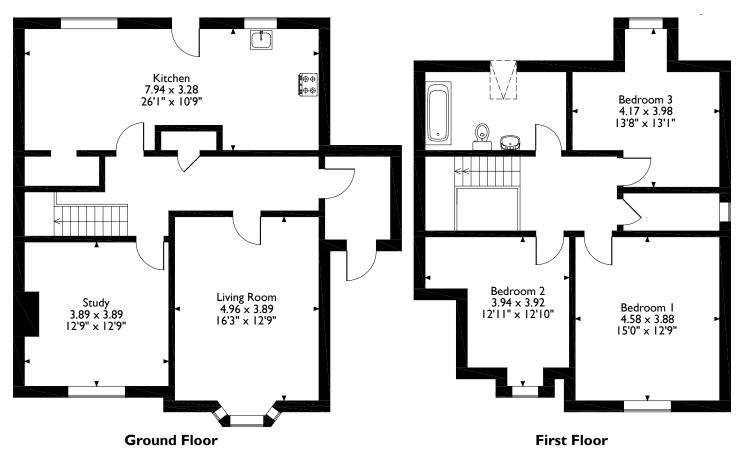






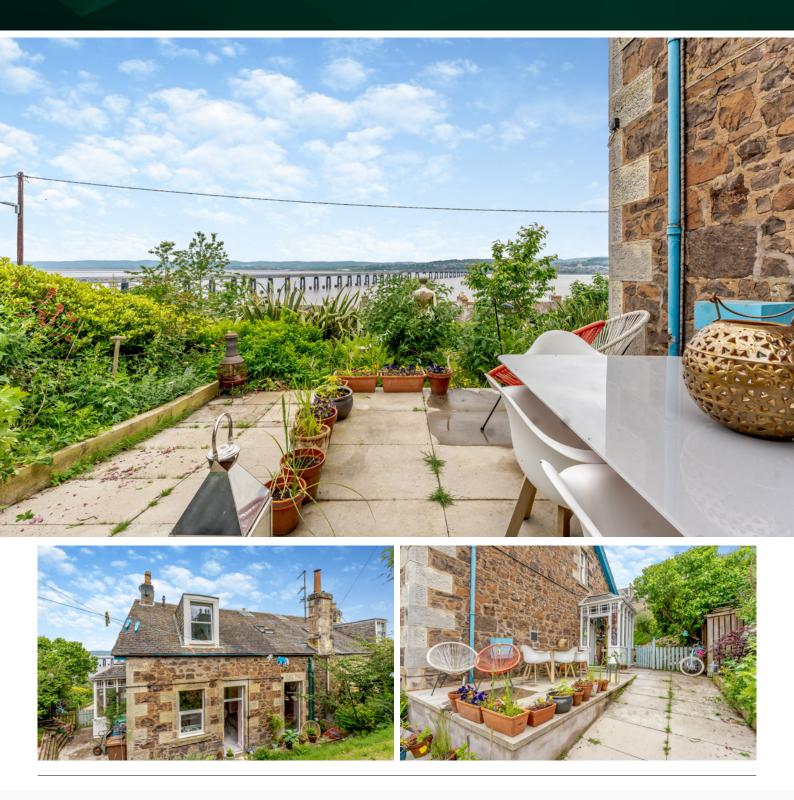






Gross internal floor area (m<sup>2</sup>): 146m<sup>2</sup> EPC Rating: E

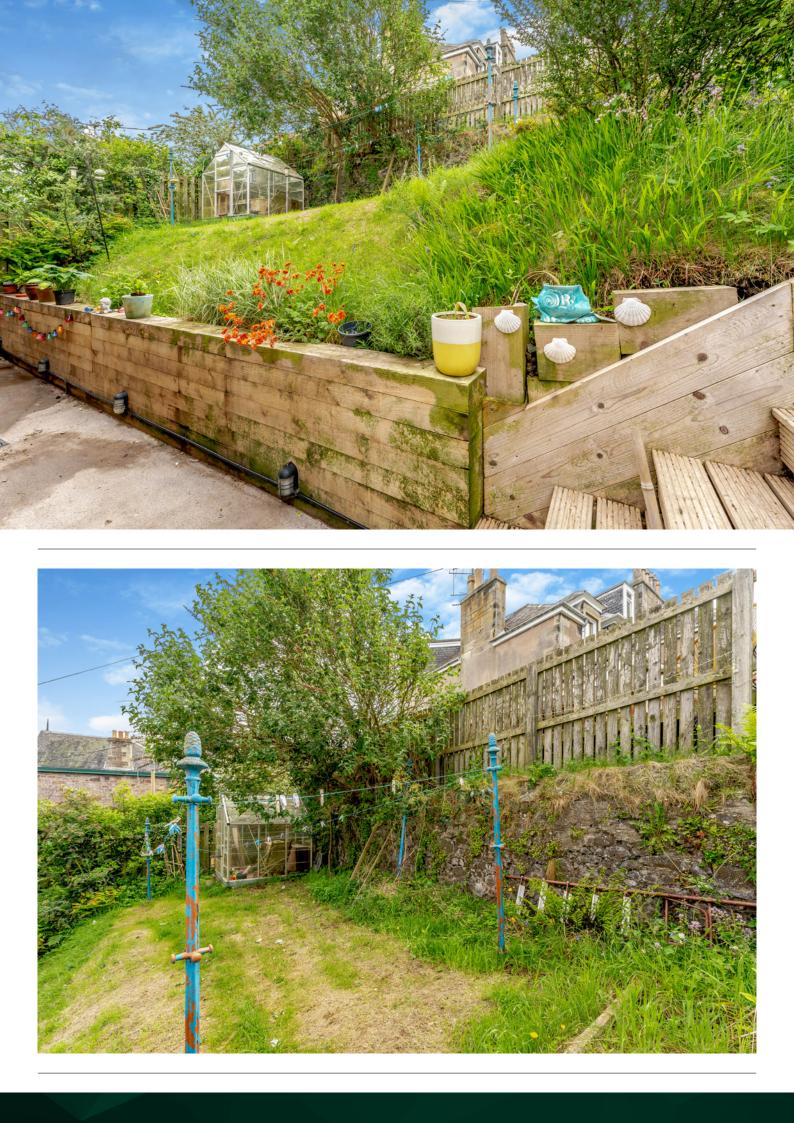




This home is as colorful and exciting as it is elegant, with a presentation that truly sets it apart. Its beautiful period features, married to modern style and set within elegant proportions, make it a living space that will always feel special.

Don't miss the opportunity to own this extraordinary property with its stunning river views and timeless appeal. Schedule a viewing today and discover the perfect blend of history and modernity in this exceptional home.

### **The Property**





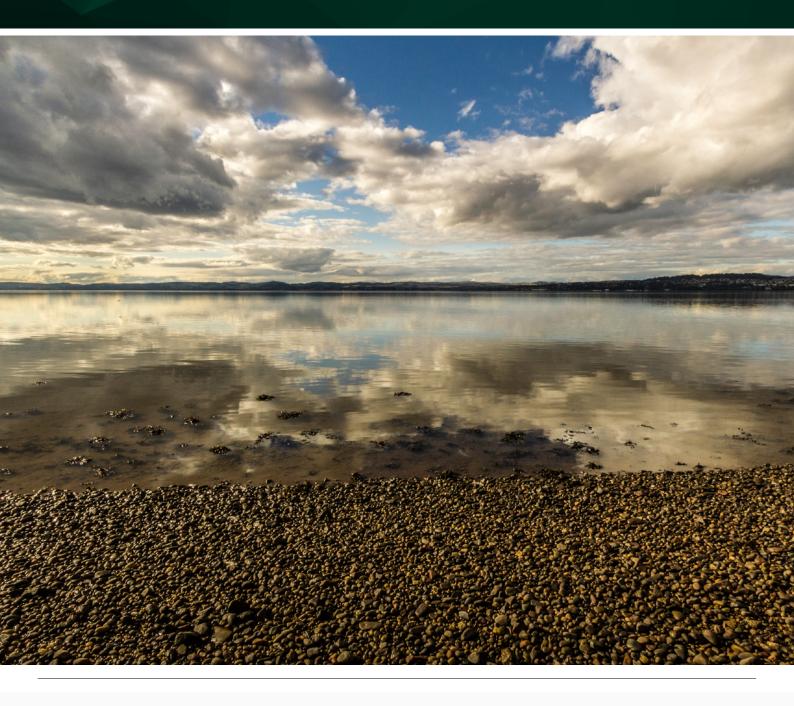


Welcome to Wormit, a charming and sought-after village nestled on the southern banks of the River Tay in North East Fife. Known for its picturesque setting and welcoming community, Wormit offers an idyllic backdrop for family living, combining the tranquility of rural life with convenient access to modern amenities and vibrant nearby towns.

The village boasts stunning views of the River Tay and the iconic Tay Rail Bridge, providing a scenic environment for everyday life. Outdoor enthusiasts will appreciate the numerous walking and cycling paths that meander through the surrounding countryside, offering endless opportunities for exploration and adventure.

Wormit is home to a variety of local amenities designed to cater to the needs of its residents. You'll find a selection of shops, cafes, and services within easy reach, ensuring that daily necessities are always close at hand. The village also benefits from excellent educational facilities, with well-regarded primary and secondary schools nearby, making it an ideal location for families with children.

# **The Location**

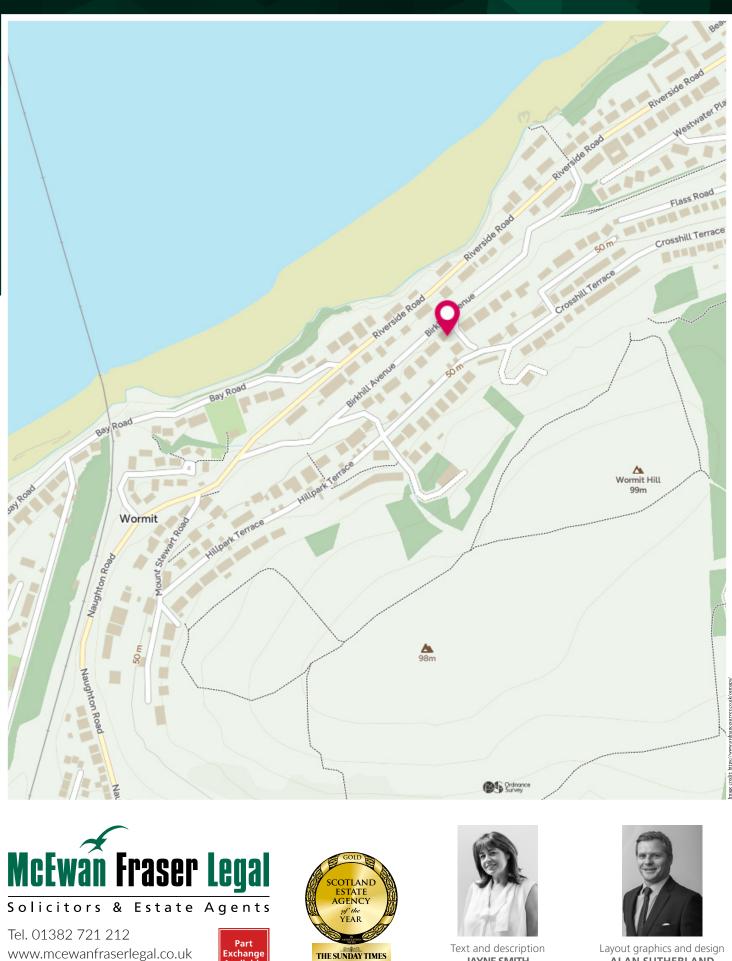


Conveniently located, Wormit offers easy access to the larger towns and cities of Fife and beyond. The nearby town of Newport-on-Tay provides additional amenities and services, while the bustling city of Dundee is just a short drive away, offering a wealth of cultural, educational, and recreational opportunities.

This family-sized property in Wormit is more than just a home; it's an opportunity to be part of a vibrant and supportive community. With its stunning surroundings, excellent amenities, and convenient location, Wormit is the perfect place to put down roots and create lasting memories.

Experience the charm and appeal of Wormit for yourself – schedule a viewing today and discover why this village is such a beloved destination for families.

# **The Location**



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