

82 Riverside Road

WORMIT, FIFE, DD6 8LJ



*DECEPTIVELY SPACIOUS PERIOD COTTAGE WITH
GRAND FEATURES AND PERIOD TOUCHES*



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Part exchange is available. This is an exciting opportunity to purchase a period, three bedrooms semi-detached cottage with a garage. With a warm, comfortable feeling from the moment you walk into this home, you will feel cocooned in a soft country style. Classic period features marry country cottage style to create a unique family home where friends and family will want to gather. The addition of an extension to the rear creates a desirable family room or dining room and the kitchen is spacious enough for a table and chairs if required. Three bedrooms, the family bathroom, shower room and utility room all add to the benefit of this spacious home with stunning views over the Bridges and the River Tay. In addition, there is a home office within the house and a large home office or workshop in the garden that has been insulated and offers electricity. Ideal spots to work from home if you are lucky enough to be able to do so. The lounge is elegant in proportion with a large bay window soaking up the River views. To the front of the property is a drive and garage with a neat garden laid to grass and bounded by mature hedging. To the rear of the property is an attractive garden, cleverly designed to make the most of the views and sunshine.

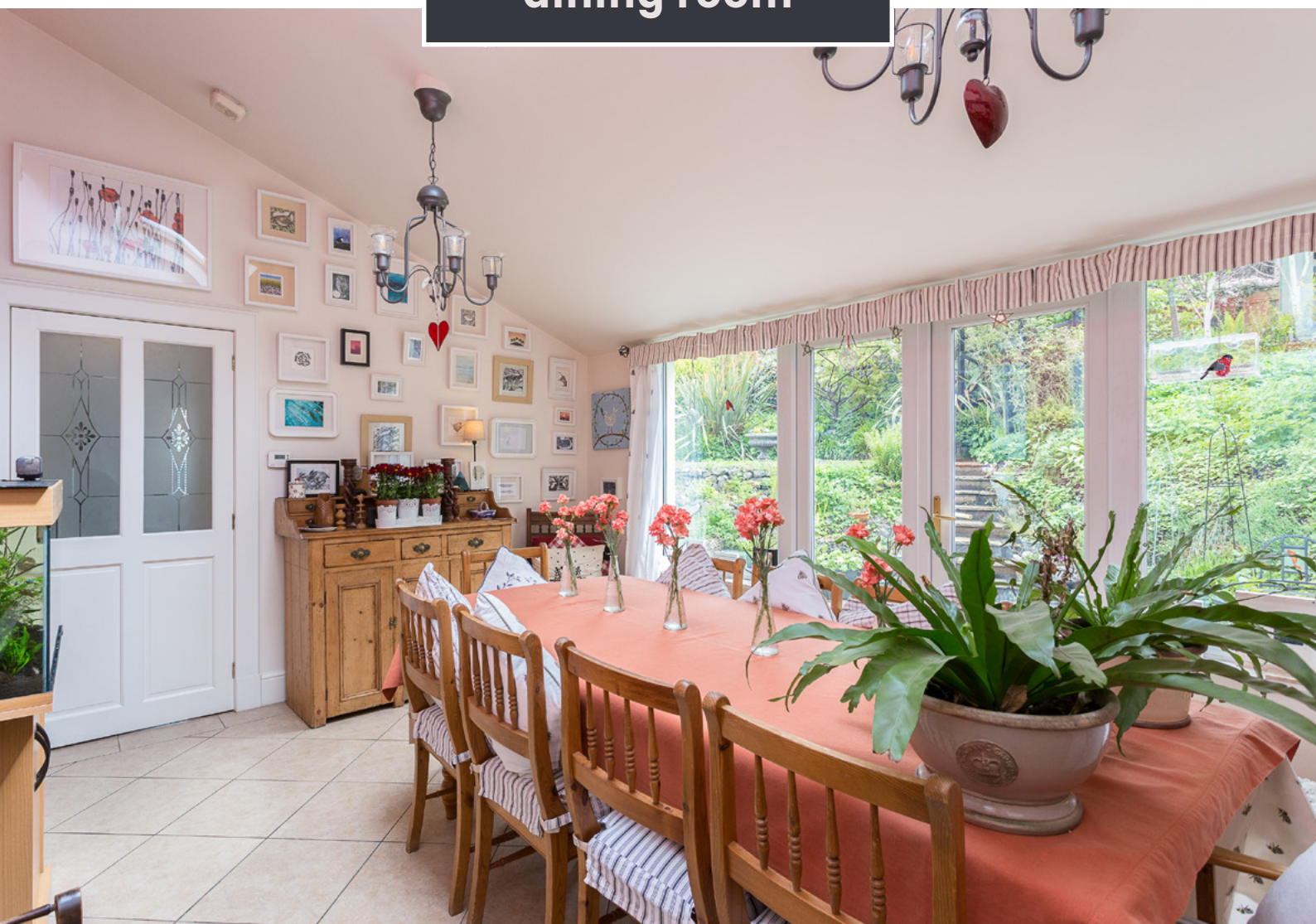
the lounge







dining room



the bedrooms





the bathrooms





the exterior







workshop





Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")	Bathroom	2.00m (6'7") x 2.00m (6'7")
Kitchen	4.10m (13'5") x 3.70m (12'2")	Wet Room	2.10m (6'11") x 1.40m (4'7")
Dining Room	4.90m (16'1") x 3.40m (11'2")	Garage	5.50m (18'1") x 3.30m (10'10")
Utility	2.80m (9'2") x 1.40m (4'7")	Workshop	6.30m (20'8") x 2.10m (6'11")
Office	2.80m (9'2") x 1.50m (4'11")		
Bedroom 1	4.30m (14'1") x 4.10m (13'5")	Gross internal floor area (m ²): 130m ²	
Bedroom 2	3.70m (12'2") x 3.60m (11'10")	EPC Rating: D	
Bedroom 3	3.50m (11'6") x 3.40m (11'2")		



Wormit provides many local amenities including schools, shops and pubs. It also offers a wide range of leisure and sports facilities such as golf and sailing. Riverside Road is an established street of traditional properties located in the popular township of Wormit, Newport on Tay. Convenient for local amenities and services including primary schools, local shops and park which is close by and is within comfortable commuting distance of Dundee City Centre and all its amenities and services. St Andrews and other north Fife towns are similarly within easy driving distance. The City of Dundee is just a short drive over the Tay Road Bridge, providing further shopping and nightlife, and transport links to other major towns and cities by rail and air. Ninewells Hospital and the Universities of Dundee and Abertay are all just a 5 – 10 minute drive away and Leuchars rail station is only 5 mins away.



The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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