



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**8 Edith McFee Place**

WORMIT, NEWPORT-ON-TAY, DD6 8BF

# THE LOCATION

WORMIT, NEWPORT-ON-TAY, DD6 8BF

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.

Edith McFee Place is a recent development, approximately 4-5 years old, consisting of only 14 houses in a cul-de-sac located in the popular township of Wormit, Newport on Tay. Convenient for local amenities and services including primary schools, local shops and a 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 minutes away.



# 8 EDITH MCFEE PLACE

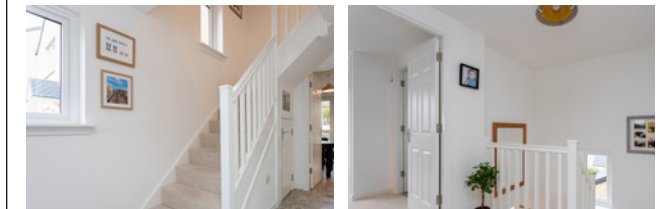
WORMIT, NEWPORT-ON-TAY, DD6 8BF

8 Edith McFee Place is a beautifully appointed detached family villa built by Persimmon Homes. The property has been well maintained by the current owners and is in move-in condition.

There is a welcoming reception hall with stairs leading to the upper level and doors leading to the lounge and kitchen. The lounge is pleasantly located to the front of the property. The dining kitchen has ample space for family dining/social entertaining and boasts a wonderful modern fitted kitchen with appliance, also to this level you will find a handy WC and utility room.

To the upper level, there are three good sized bedrooms with the master benefiting from an en suite shower room. The stylish three piece family bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

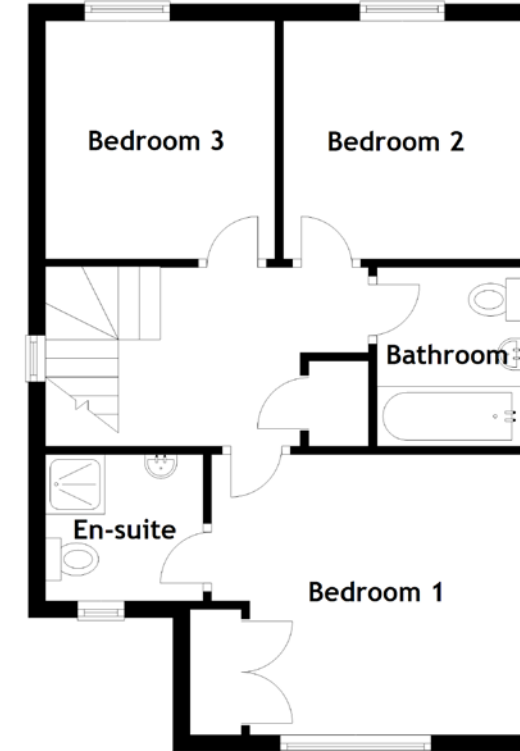
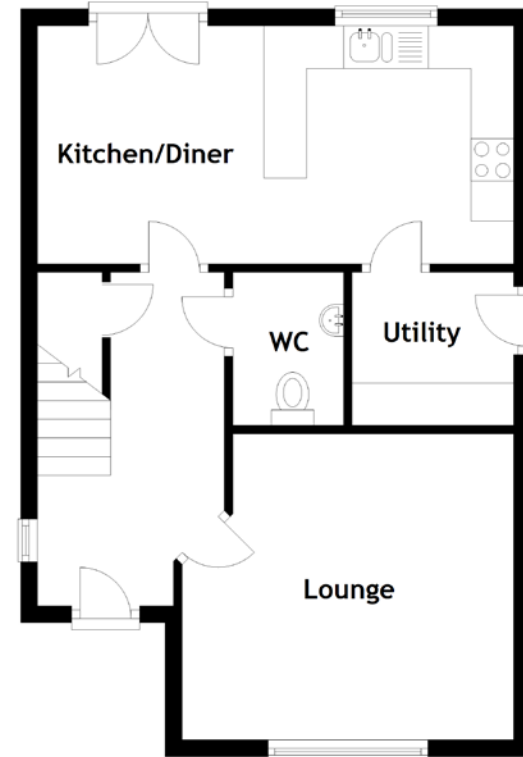
There are attractive garden grounds to the rear of the property which are mainly artificial grass with panoramic views. Off street parking is provided by two private parking spaces to the side, within the boundary of the property.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.60m (18'4") x 2.80m (9'2")
Utility	1.90m (6'3") x 1.80m (5'11")
Lounge	3.90m (12'10") x 3.60m (11'10")
WC	1.80m (5'11") x 1.30m (4'3")
Bathroom	2.10m (6'11") x 1.70m (5'7")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
En-suite	1.80m (5'11") x 1.72m (5'8")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
EPC Rating: B





  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01382 721 212  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer