

88 Riverside Road

WORMIT, NEWPORT ON TAY, DD6 8LJ



Beautifully presented and deceptively spacious mid-terrace villa



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Part exchange is available. This is a superb opportunity to purchase a two-bedroom mid-terraced villa with parking and a garden. With a warm comfortable feeling from the moment you walk into this home, you will feel cocooned in a soft country style. Beautifully styled and presented to create a unique family home, this property is in true 'walk-in' condition. The use of quality flooring throughout the ground floor creates a unified look and adds to the contemporary style of this home.

THE LOUNGE



The lounge sits to the front of the house with views of the garden and a glimpse of the Tay. There is enough space here for a dining table and chairs along with the occasional and soft furnishings.

THE KITCHEN



The kitchen is well-stocked and offers space for a small breakfast bar or coffee station.





The stairs rise to the upper landing where we find two bedrooms and the family shower room with a large walk-in shower cubicle.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



Externally there is a drive to the side of the house with parking available. The garden to the front offers a deck and garden shed.

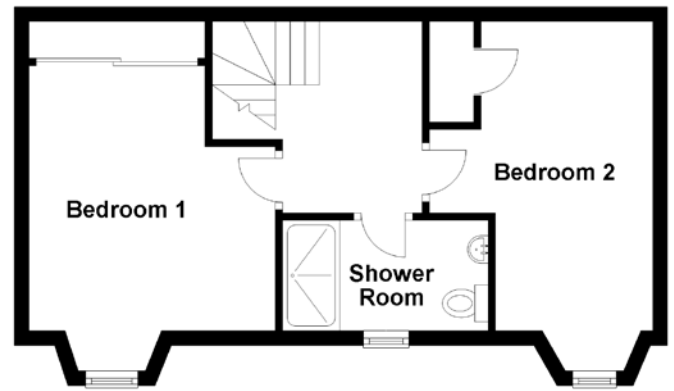
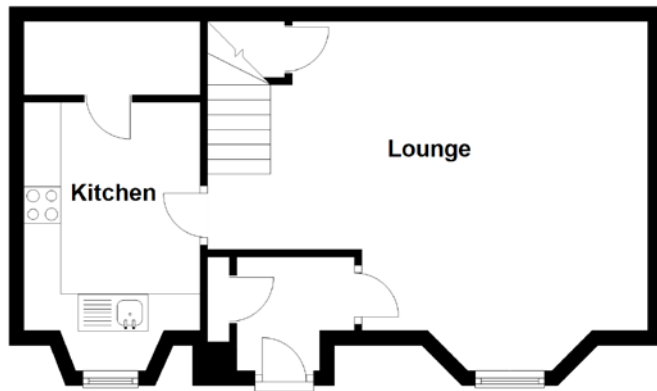
Be quick to view and appreciate all on offer with this beautifully presented home.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

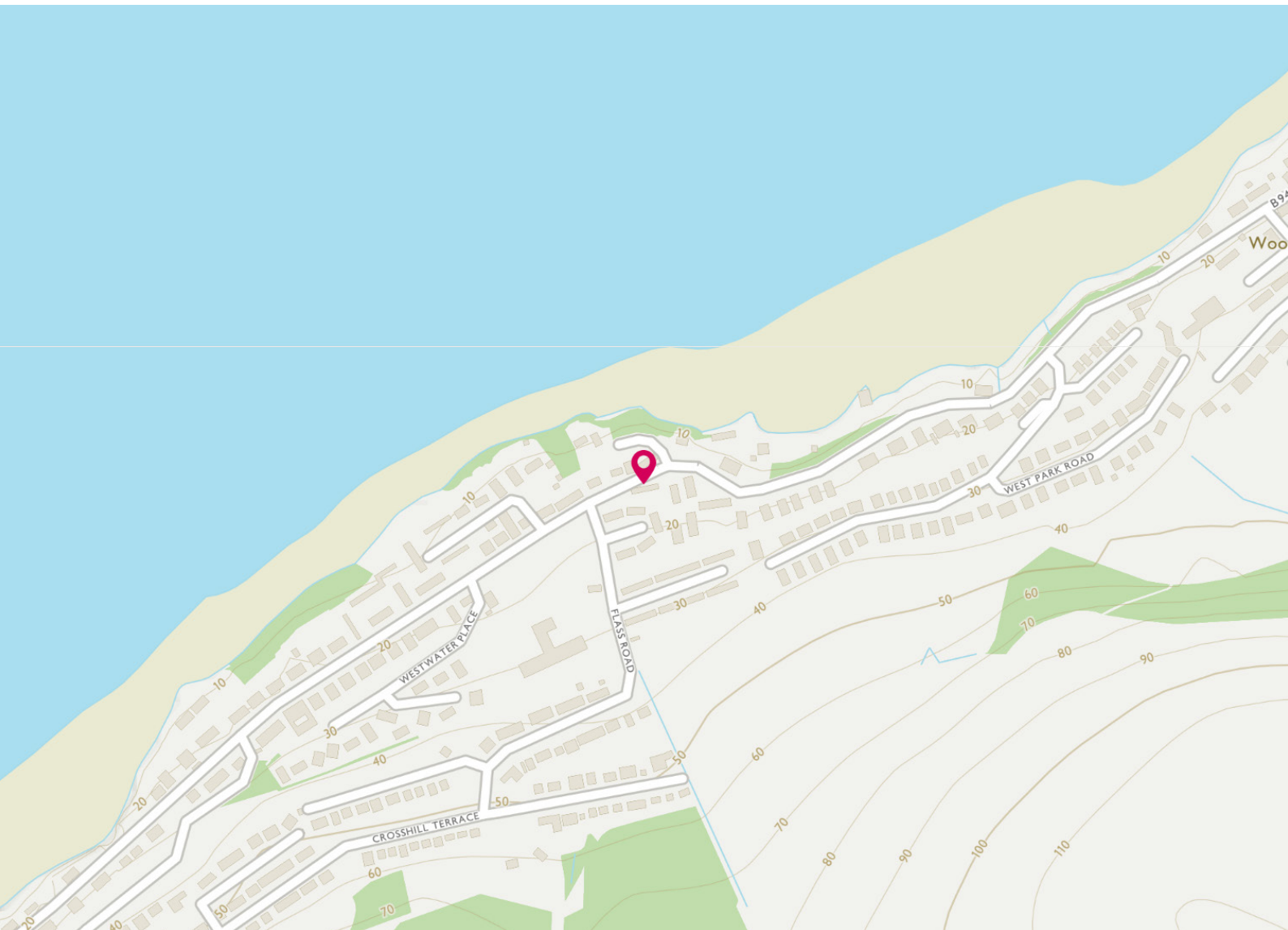


Approximate Dimensions(Taken from the widest point)

Lounge	6.00m (19'8") x 4.20m (13'9")
Kitchen	3.10m (10'2") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.36m (11')

Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Shower Room	2.80m (9'2") x 1.50m (4'11")

Gross internal floor area (m²): 74m²
EPC Rating: C



THE LOCATION

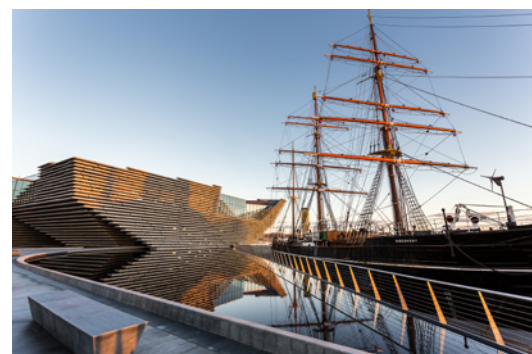
Wormit provides many local amenities including schools, shops and pubs. It also offers a wide range of leisure and sports facilities such as golf and sailing.





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 Number 88 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.



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Part
Exchange
Available



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