

11 Sandford Way

WORMIT, NEWPORT-ON-TAY, DD6 8EH



A stunning two-bedroom mid-terrace villa of recent construction, this beautifully presented property offers contemporary living in a sought-after location



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McEwan Fraser Legal is delighted to introduce a stunning two-bedroom mid-terrace villa of recent construction, this beautifully presented property offers contemporary living in a sought-after location. With the added benefit of an NHBC warranty remaining, this home ensures peace of mind for the discerning buyer.

THE LOUNGE



As you step inside, you'll immediately notice the tastefully designed lounge featuring a captivating feature, panelled wall, adding a touch of elegance and character. The open-plan layout seamlessly connects the lounge to the staircase, creating a fluid and inviting living space.

THE KITCHEN



The well-appointed kitchen offers ample space for a table and chairs, perfect for enjoying meals or entertaining guests. It provides a stylish and functional setting for culinary endeavours and is sure to impress even the most discerning home cook. A guest cloakroom can be accessed from the kitchen for added practicality.





The accommodation further comprises two double bedrooms and a bathroom with a shower over the bath, ensuring comfort and convenience.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Heading outside, the fenced garden to the rear provides a private sanctuary. A large patio area sets the stage for outdoor relaxation and al fresco dining, while a small lawn area adds a touch of greenery and space for outdoor activities. Parking is conveniently located at the front of the house, ensuring ease and accessibility for residents and visitors.

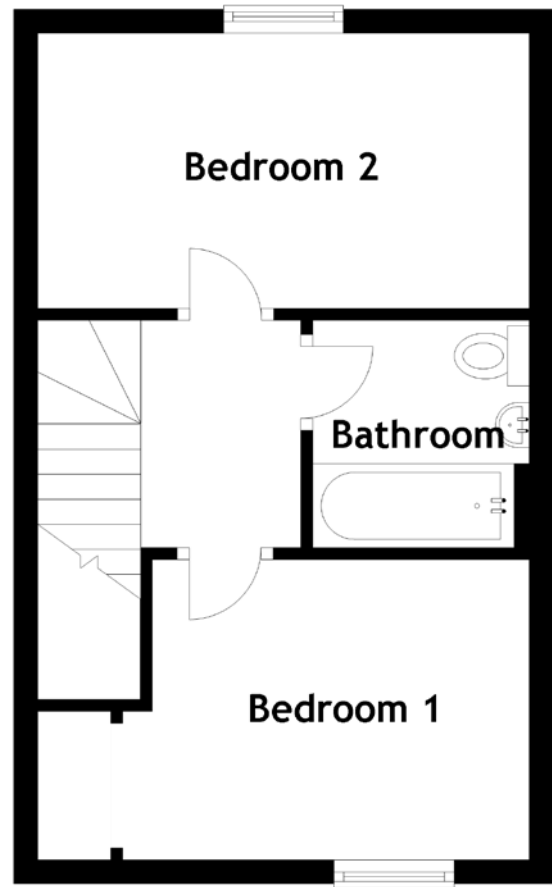
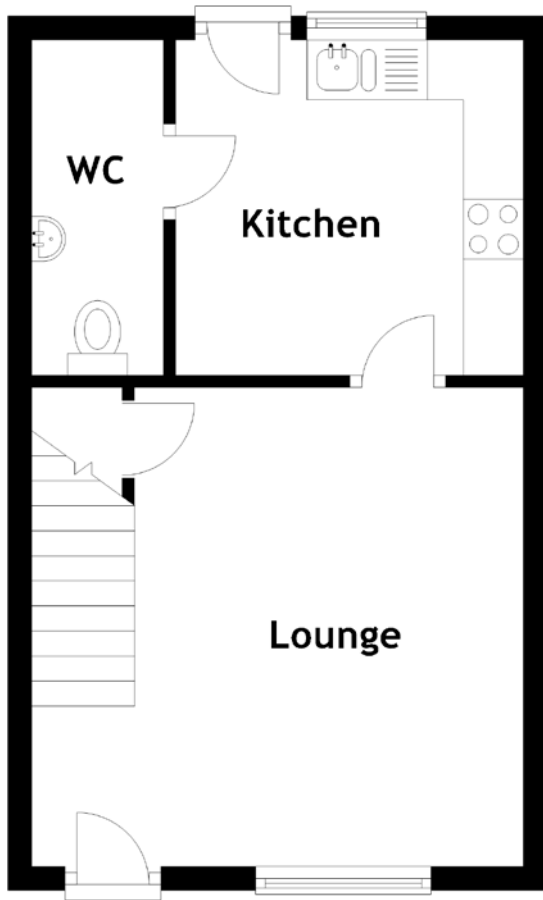
EXTERNALS



This exceptional property offers a harmonious blend of contemporary design, functionality, and an easily maintained outdoor space. Whether you are a first-time buyer, a small family, or looking for an investment opportunity, this mid-terrace villa presents an ideal choice.

Don't miss the chance to make this meticulously presented property your own. Contact us today to arrange a viewing and experience the allure of this contemporary home firsthand.

FLOOR PLAN, DIMENSIONS & MAP

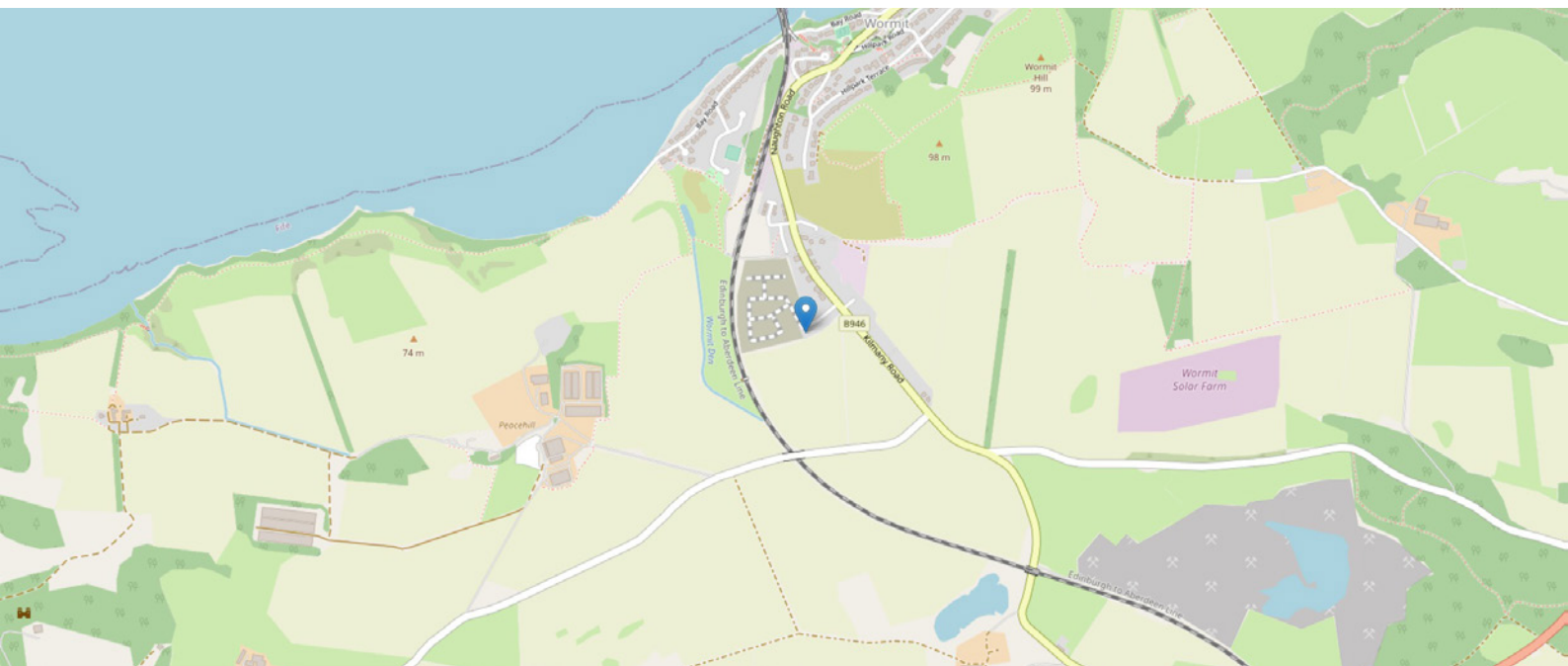


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.80m (9'2")
WC	2.80m (9'2") x 1.10m (3'7")

Bedroom 1	3.30m (10'10") x 2.60m (8'6")
Bedroom 2	4.10m (13'5") x 2.30m (7'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 56m²
EPC Rating: B



THE LOCATION

Newport-on-Tay is a highly desirable location nestled on the northern banks of the River Tay in Scotland. This charming town offers a picturesque setting and a welcoming community, making it an excellent place to call home. With its scenic riverside location, Newport-on-Tay boasts breathtaking views of the river and the surrounding countryside. The town enjoys a tranquil ambience while being in close proximity to the bustling city of Dundee, which is just a short distance away. This provides residents with easy access to a wide range of amenities and cultural attractions.





Newport-on-Tay itself offers a variety of local amenities, including shops, restaurants, cafes, and leisure facilities, ensuring that daily conveniences and entertainment options are within easy reach. The town's charming High Street is a hub of activity, featuring a selection of local businesses and services. For families, Newport-on-Tay is home to reputable schools, providing quality education options for children of all ages. The town also benefits from a strong sense of community, with various local events and activities bringing residents together.

The natural beauty of the surrounding area allows for a range of outdoor pursuits. The River Tay offers opportunities for boating, sailing, and fishing, while the nearby Sidlaw Hills and surrounding countryside provide idyllic settings for walking, hiking, and cycling adventures.

Transportation links are excellent, with easy access to major road networks, including the nearby A92, connecting Newport-on-Tay to Dundee and other surrounding areas. The town also benefits from regular bus services, providing convenient connections to neighbouring towns and cities. Newport-on-Tay's prime location offers a gateway to exploring the wider region. Within a short drive, residents can access the stunning landscapes of the Scottish Highlands, historic landmarks, and renowned golf courses, including the famous courses of St Andrews.

In conclusion, Newport-on-Tay provides an idyllic riverside setting, a strong sense of community, and convenient access to amenities and transportation links. Whether you are seeking natural beauty, a welcoming community, or proximity to urban amenities, Newport-on-Tay offers an appealing lifestyle. Embrace the charm of this vibrant town and discover the many delights it has to offer.



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