



LUXURY HOMES COLLECTION

AMAZINGRESULTS

THE FINEST HOMES IN THE BEST LOCATIONS

WWW.AMAZINGRESULTS.COM

HERON HOUSE, 58 BAY ROAD *WORMIT, DD6 8LZ*







Heron House, 58 Bay Road

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market an excellent opportunity to renovate a substantial 4 bedroom, 3 reception Detached Family Villa within one of the most highly sought-after addresses in the village of Wormit in Newport on Tay, right on the shoreline of the River Tay.

The substantial accommodation is set over three levels with the main living area on the upper level to take advantage of the truly stunning views over the River Tay and Tay Bridge.

Nestled in the picturesque Bay Road of Wormit, this substantial 4 bedroom, 3 bathroom Detached Family Villa offers an exceptional opportunity for those with a keen eye for renovation. Boasting 3 reception rooms, 2 kitchens, utility room, extensive cellarage, double garage and parking for 3 vehicles, this property is situated in one of the most coveted addresses in Wormit, right along the scenic shoreline of the River Tay.

Offers Over £399,950



www.AMAZINGRESULTS.com



DESCRIPTION

Spread across three levels, the generous accommodation features the main living areas on the upper level, strategically positioned to maximise the breathtaking views of the River Tay and Tay Bridge.

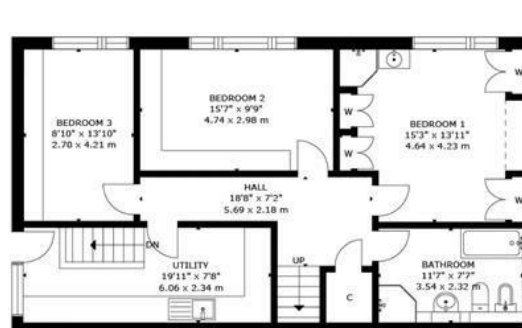
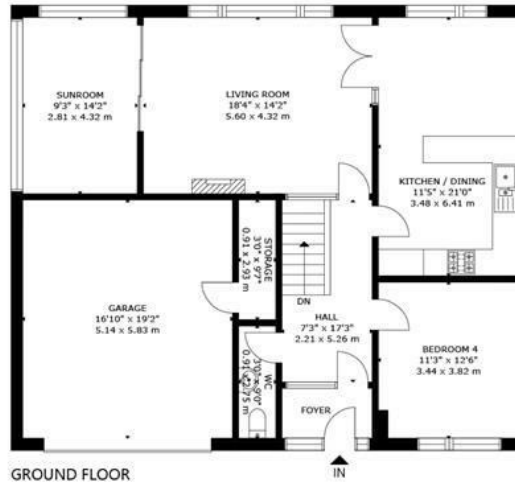
Imagine waking up to the tranquil sights of the river Tay every morning, and with superb evening sunsets, it's truly a sight to behold.

In addition to the generous living space and extensive garden grounds leading to the shoreline, this property also includes a double garage and driveway parking, providing ample space for your vehicles and storage needs. Whether you're looking to create your dream family home or a holiday retreat, this property offers endless possibilities to tailor it to your preferences.

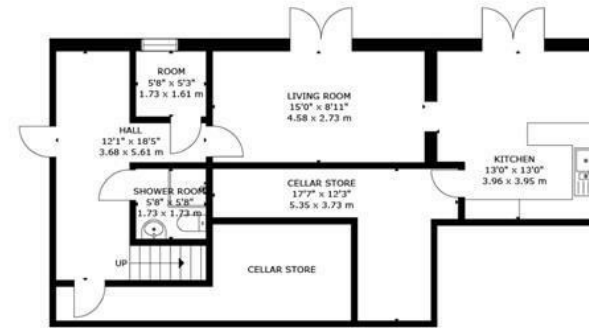
Don't miss the opportunity to make this house your home. Although the property requires upgrading, this is reflected in the very attractive asking price of only offers over £399,950. With its exceptional riverside location, stunning views and spacious accommodation, this property is a rare find that promises a lifestyle of comfort and elegance and is sure to impress even the most discerning buyer.

Book a viewing today and unlock the potential of this remarkable riverside villa. Call your local Professional Estate Agent Colin Jenkins today to arrange your appointment and start envisioning your future in this substantial family home in the sought-after village of Wormit. 01334 500 800 | 07977 170505.





LOWER GROUND FLOOR



LOWER GROUND FLOOR 2



58 BAY ROAD, WORMIT, DD6 8LZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,687 SQ FT / 250 SQ M
 GARAGE 356 SQ FT / 33 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

LOCATION

Heron House enjoys a superb hideaway location with a sought-after Bay Road address right on the shorefront of the River Tay in the picturesque village of Wormit.

The popular village of Wormit boasts an enviable location on the south banks of the River Tay with easy access to the Fife countryside and within easy commuting distance of the city of Dundee. In the village, there is The View Restaurant, village shop and primary. There are good secondary schools in the area and a number of highly-rated schools including St. Leonards in St. Andrews and the High School of Dundee. A further range of local shopping and services is available in nearby Newport-on-Tay whilst Dundee provides an excellent range of shops and professional services, including Ninewells Hospital, together with good leisure facilities.

The property is highly accessible, well positioned for access to Dundee, Cupar and St. Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance. There is a mainline railway station in Dundee as well as Leuchars, Cupar and Ladybank with services to the south and a regional airport with flights to London City and mainland Europe. Carnoustie, with its world famous golf course is very easily reached whilst in Fife itself here are a number of other fine links courses in the area including "The Home Of Golf" at the world famous Old Course in St Andrews within easy driving distance.

North-East Fife provides access to an area of outstanding and varied countryside with hill, wood, river, farmland and coastline including the lovely quaint fishing villages of the East Neuk such as Elie, Anstruther and St. Monans, well within striking distance. As a result, there are a wide range of outdoor activities on hand with walking, cycling, sailing and riding all readily available.

KEY FEATURES

- Breathtaking Views Over The River Tay
- Direct Access To Foreshore
- Highly Sought-After Residential Address
- Detached Family Villa
- Excellent Renovation Opportunity
- 4 Bedrooms & 3 Reception Rooms
- WC & 2 Bathrooms
- 2 Kitchens & Utility Room
- Gas Heating
- Mature Gardens, Driveway & Double Garage

GARDENS, PARKING & GARAGE

The extensive garden grounds are largely laid to grass and are interspersed by mature trees and shrubs. There is direct access to the foreshore of the River Tay that will delight all who view! A generous mono bloc driveway leads to a substantial double garage with excellent storage.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01334 500 800 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

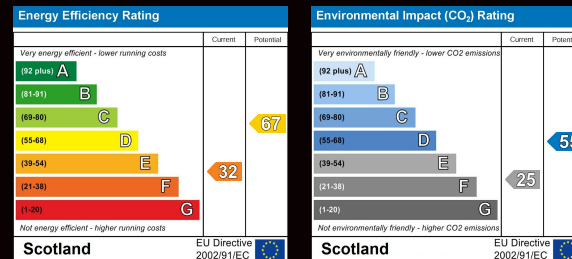
COMPARE 1000's OF AMAZING MORTGAGE DEALS!

We'll search 1000's of mortgages for you. Call our expert advisers now and get yourself a great mortgage quote. 0800 999 1565.

PROPERTY TO SELL?

For a free market appraisal and PRE- SALE VALUATION from your local Professional Estate Agent, Colin Jenkins, call today or visit AMAZINGRESULTS.com to book your property valuation online. We provide the complete buying & selling package including a comprehensive Estate Agency service and full Solicitor/Conveyancing service.

Open until 8pm, 7 days a week. 01334 500 800.





Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

What's your home worth? We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

Agents Note: AMAZING RESULTS!™ and its clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere either on their own behalf or on behalf of their clients. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every endeavour is made to ensure accuracy, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents and AMAZING RESULTS! have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

The AMAZING RESULTS!™ Luxury Homes Collection. Registered Office, Dalgety House, Viewfield Terrace, Dunfermline KY12 7HY. 0800 999 1565. sales@amazingresults.com. www.AMAZINGRESULTS.com.

LUXURY HOMES COLLECTION
AMAZINGRESULTS
THE FINEST HOMES IN THE BEST LOCATIONS
WWW.AMAZINGRESULTS.COM