

# 3 Scotswood Crescent

WORMIT, DD6 8PU



*Handsome stone built period semi-detached villa on an elevated plot enjoying stunning views of the bridges and the Tay*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Welcome to this exquisite three-bedroom period semi-detached villa, where timeless elegance meets modern comfort against the backdrop of stunning views and a delightful garden oasis. The handsome facade of this charming home is a testament to its historic character and timeless appeal. Stepping inside, you'll be captivated by the spacious and welcoming interior, thoughtfully designed to blend period features with contemporary living.

# THE LOUNGE

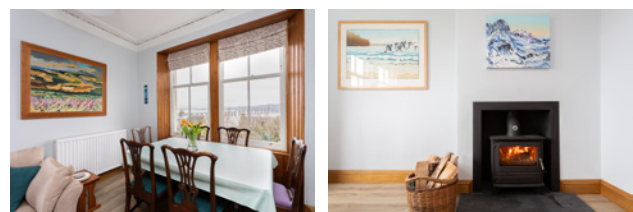


The lounge exudes warmth and charm, providing the perfect setting for relaxation or entertaining guests. The period fireplace benefits from the addition of a stove.

# THE KITCHEN/DINER



Meanwhile, the family room/dining room, open to the modern kitchen, creates a seamless flow of space, ideal for family gatherings and social occasions. This family room also offers warmth from a stove. A utility or boot room adds practicality and organisation to daily living. The ground floor also boasts a bedroom and a shower room, offering convenience and flexibility for occupants.



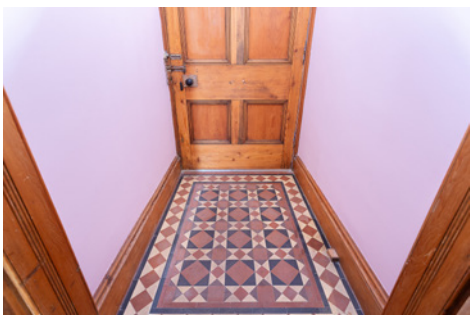
# BEDROOM 3



# THE SHOWER ROOM



a shower room, offering convenience and flexibility for occupants.





Ascending to the upper floor, you'll find two additional bedrooms and a bathroom, each offering comfort and tranquillity amidst breathtaking views of the bridges and across the Tay. Whether enjoying your morning coffee or unwinding after a long day, these vistas serve as a picturesque backdrop to everyday life. The family bathroom includes a toilet, bidet, bath and wash hand basin.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





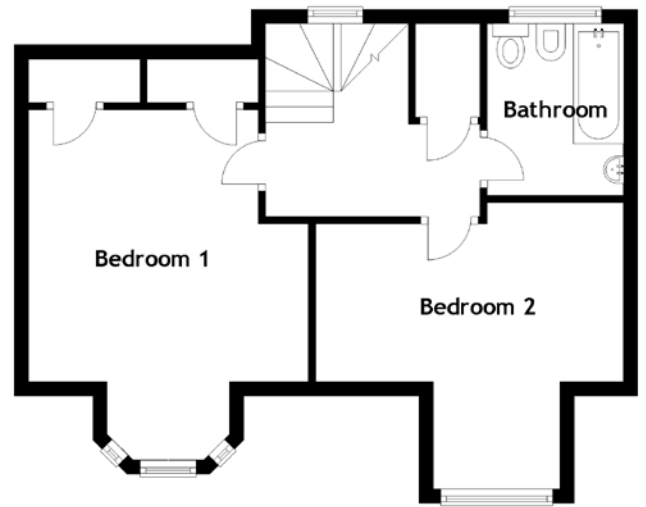
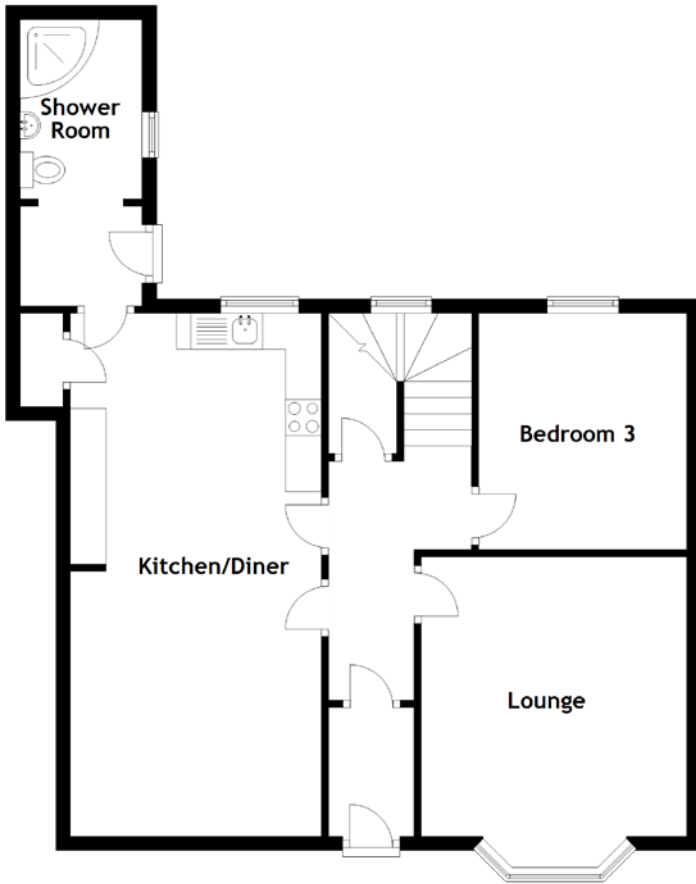
Outside, the delightful garden beckons with its lush greenery and manicured landscaping, offering a serene retreat for outdoor enjoyment and relaxation. A drive for several vehicles, including a camper van or caravan, and a garage provide ample parking and storage space. An EV charging point adds to the convenience of modern living.

Combining modern amenities with period charm, this semi-detached villa offers the best of both worlds. With its stunning views, delightful garden, and thoughtfully designed interior, this home is sure to capture the hearts of those seeking a unique blend of historic elegance and contemporary comfort. Don't miss your chance to make this dream home yours.

## EXTERNALS & VIEWS



# FLOOR PLAN, DIMENSIONS & MAP

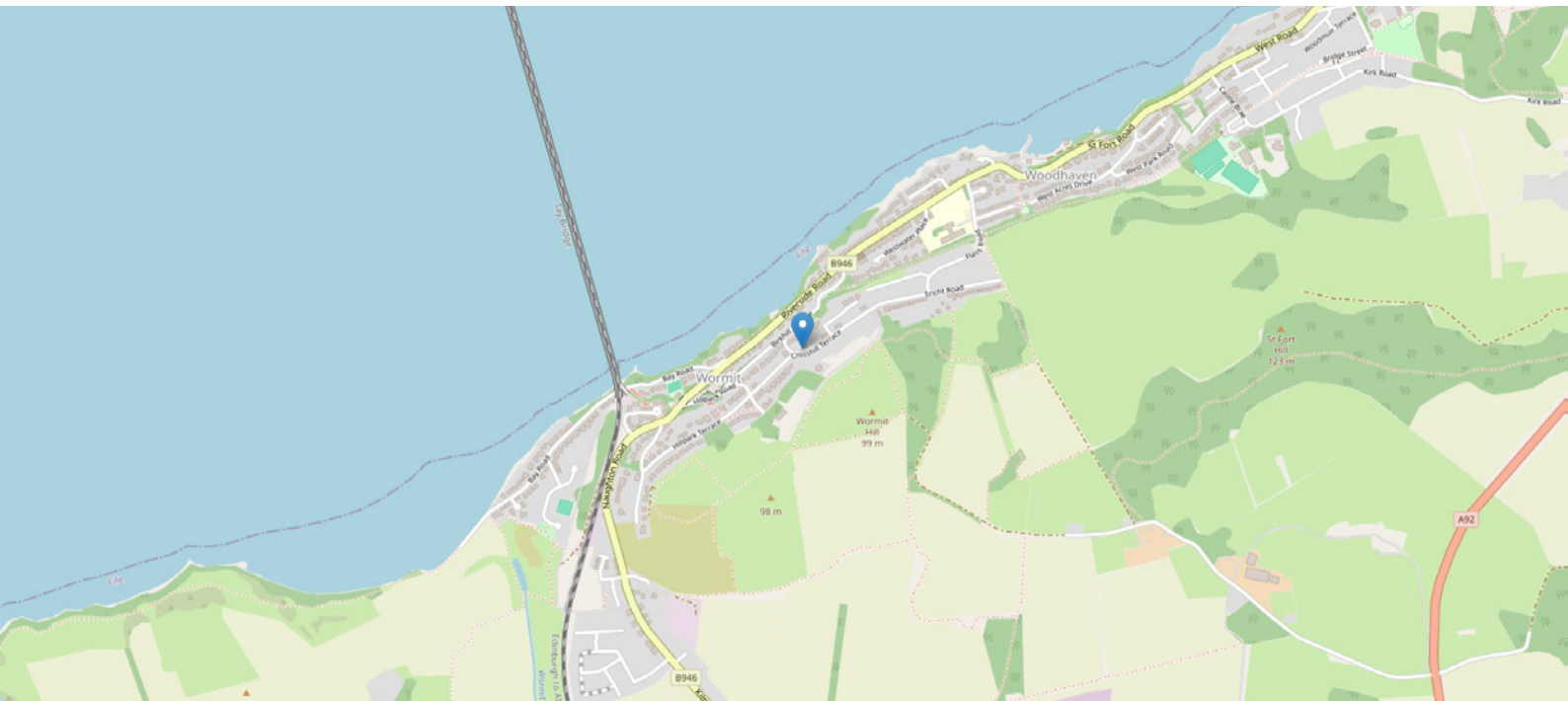


Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.70m (12'2")
Kitchen/Diner	7.30m (23'11") x 3.50m (11'6")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Shower Room	2.50m (8'2") x 1.70m (5'7")

Bathroom	2.40m (7'10") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 3.80m (12'6")
Bedroom 2	4.30m (14'1") x 4.00m (13'1")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>  
EPC Rating: E



# THE LOCATION

Welcome to Wormit, a picturesque coastal village nestled on the banks of the River Tay in the heart of Fife, Scotland. With its stunning waterfront setting and charming village atmosphere, Wormit offers the perfect blend of tranquillity and convenience. Situated just a short drive from the vibrant city of Dundee, Wormit enjoys all the benefits of urban amenities while maintaining a serene and relaxed ambience. Residents can enjoy the best of both worlds, with easy access to shopping, dining, and entertainment options, as well as the opportunity to escape to the peaceful countryside at a moment's notice.





Nearby Newport on Tay is steeped in history and boasts a rich maritime heritage, evident in its quaint streets, historic buildings, and bustling harbour. Whether you're exploring the village's historic landmarks, taking a leisurely stroll along the riverfront promenade, or enjoying a round of golf at one of the nearby courses, there's always something to discover in Newport on Tay. In addition to its scenic beauty and historic charm, Newport on Tay offers excellent transportation links, making it an ideal location for commuters and families alike. With easy access to major roadways and public transportation options, including nearby train stations and bus routes, getting around is a breeze.

For those seeking outdoor adventure, Newport on Tay offers plenty of opportunities to explore the natural beauty of the surrounding area. Whether you're hiking in the nearby hills, cycling along the scenic coastal paths, or simply enjoying a picnic in one of the village's many parks, there's no shortage of ways to enjoy the great outdoors. With its stunning waterfront setting, rich history, and convenient location, Newport on Tay offers a truly idyllic setting for those seeking a peaceful and picturesque place to call home. Whether you're drawn to its historic charm, scenic beauty, or close-knit community spirit, Newport on Tay has something to offer everyone.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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