



27 Kilmany Road, Wormit, DD6 8PG

Offers Over £380,000



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Wormit
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£380,000

27 Kilmany Road is a well presented, traditional, semi-detached villa pleasantly located within the charming village of Wormit. The property provides excellent, flexible accommodation and is within commuting distance of both Dundee and St Andrews. The property benefits from off street parking for several cars and a detached garage. Wormit and neighbouring Newport on Tay enjoy excellent local amenities including schooling, shopping, restaurants and sailing and tennis club facilities.

The accommodation is formed over two levels comprising on the ground floor: entrance porch with sun room, reception hallway, living room, dining room, family room, dining kitchen, double bedroom and WC / Cloaks. The living room has a bay window overlooking countryside and has cornicing to the ceiling. The family room provides access to both the dining room and the kitchen. The kitchen has a free standing cooker and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The generous double bedroom has a built-in cupboard and pleasant views. A spindle

balustrade staircase leads to the first floor accommodation comprising: three double bedrooms, one with two built-in under eaves cupboards, and the family bathroom. The bathroom suite consists of WC, wash hand basin and bath with shower over.

The property benefits from gas-fired central heating and double glazing on first floor level.

Externally the garden to the front is laid with lawn with various plants, trees and shrubberies. A driveway to the side provides off street parking for several cars and connects to the detached garage. The large mature garden to the rear enjoys views over the rolling countryside and is predominantly laid to lawn. This garden features many established plants, shrubberies and fruit trees with shed & greenhouse.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer





- Semi-detached villa
- Porch & Sun room
- Lounge & Family room
- Dining room
- Kitchen
- Four bedrooms
- Bathroom & W.C.
- GFCH & Partial DG
- Gardens to front, side & rear
- Driveway & Garage

INCLUDED

All fitted carpets, fitted floor coverings, garden shed and greenhouse will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: E

FLOOR AREA: 1829.86 SQ FT







Room Sizes

Approximate measurements

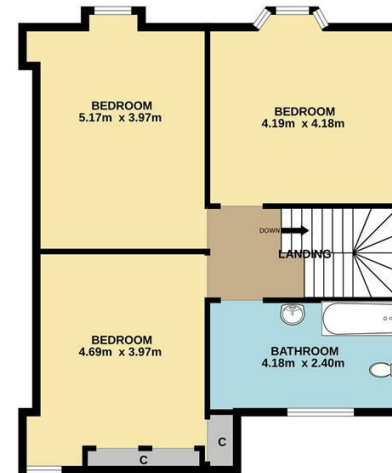
Porch	5'1" x 7'8"
Lounge	14'5" x 14'4"
Dining Room	11'7" x 7'3"
Family Room	13'11" x 12'10"
Sun Room	8'7" x 12'2"
Kitchen	14'6" x 9'7"
Bedroom	11'1" x 12'11"
Bedroom	13'8" x 12'6"
Bedroom	12'0" x 15'9"
Bedroom	12'3" x 15'4"
Bathroom	13'8" x 7'6"



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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without any obligation.

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at any of our offices.

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