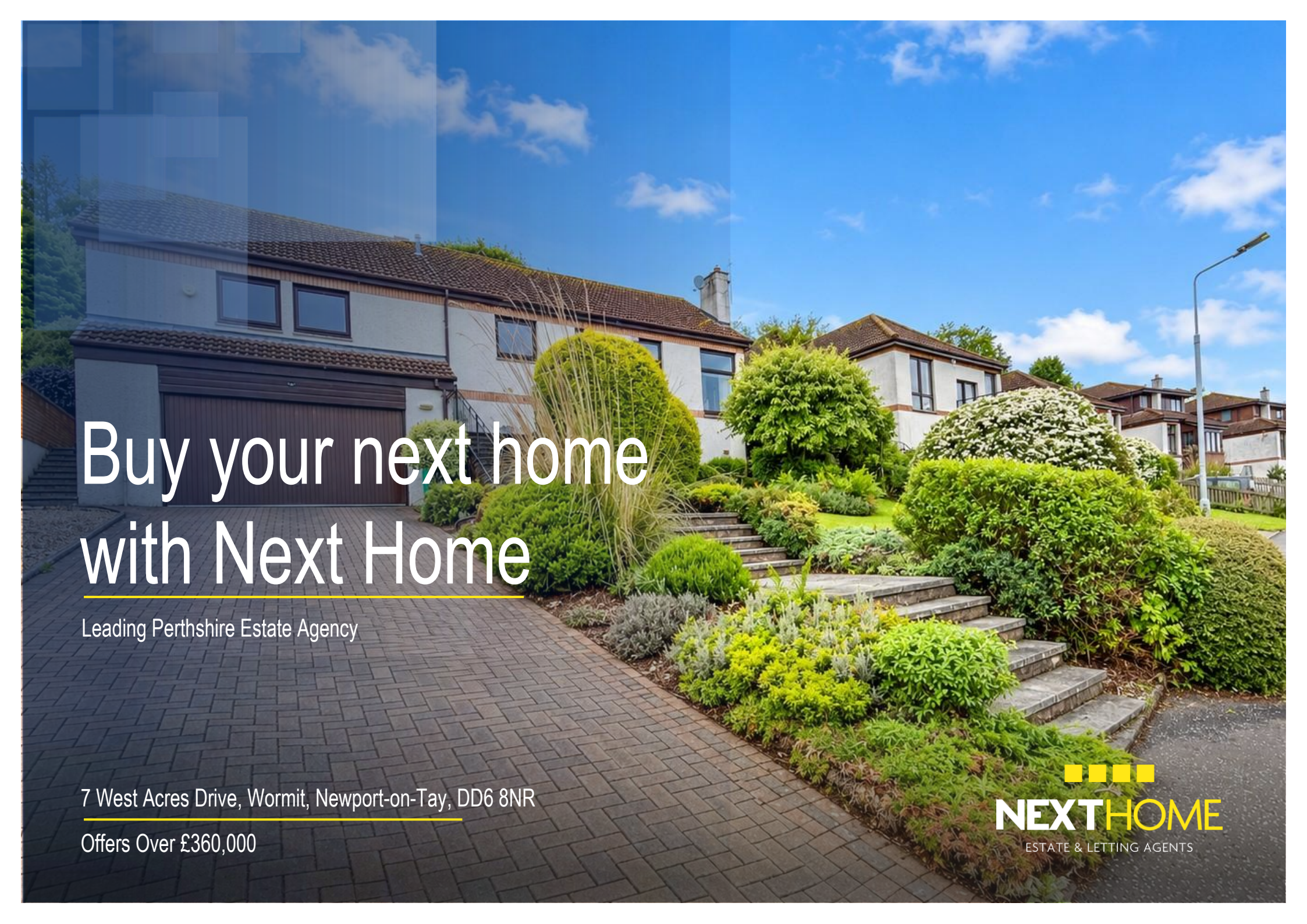




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7 West Acres Drive, Wormit, Newport-on-Tay, DD6 8NR

Offers Over £360,000


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7 West Acres Drive, Wormit, Newport-on-Tay, DD6 8NR

Many thanks for your interest with 7 West Acres Drive, Wormit, Newport-on-Tay, DD6 8NR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Situated on the southern banks of the River Tay, Wormit is a highly desirable village renowned for its stunning views across the Tay Estuary towards Dundee, Wormit is particularly popular with families, professionals, and commuters seeking a village lifestyle within easy reach of city amenities.

The village benefits from a strong sense of community and offers a range of local amenities including shops, cafés, a primary school, medical facilities, and recreational opportunities. Private schooling is available locally at Dundee High School, and St Leonards in St Andrews. Further education is available at University of Dundee, St Andrews University and at Elmwood college in Cupar.

Residents enjoy easy access to scenic walking and cycling routes, including the popular Fife Coastal Path and the nearby Tay Rail Bridge walkway, providing spectacular views of the surrounding landscape.

The surrounding area is renowned for its natural beauty, golf courses, beaches and outdoor pursuits.



Property Summary

Occupying a prime and highly sought-after position within the desirable village of Wormit, this impressive three-bedroom detached bungalow enjoys breathtaking, uninterrupted views across the Tay Estuary towards Dundee and the iconic Tay Rail Bridge.

Offering spacious and versatile accommodation on one level, the property is perfectly suited to a wide range of purchasers, including families, professionals and those seeking convenient retirement living. The bright and welcoming interior has been thoughtfully designed to maximise the stunning waterside views, with generous living spaces flooded with natural light.

The accommodation comprises vestibule; welcoming reception hall with storage cupboards, spacious split level lounge with large picture windows framing the spectacular estuary outlook and feature fireplace; dining room with doors to the rear garden; a well-appointed kitchen with integrated appliances and 'Belling' Range cooker, three well-proportioned bedrooms, all with fitted wardrobes and the principal having an en-suite shower room; family bathroom with shower over the bath; cloaks area and WC. There is double glazing and gas central heating throughout.

Externally, the property is set within attractive private gardens, providing excellent outdoor space for relaxation and entertaining while enjoying the ever-changing coastal scenery. A large driveway leads to the garage.

This is a rare opportunity to acquire a superb, detached bungalow in an enviable position with truly outstanding views and early viewing is highly recommended.



Key property features

- ✓ Detached bungalow
- ✓ Bright split level lounge
- ✓ Dining Room
- ✓ Spacious modern Kitchen
- ✓ 3 Double bedrooms with fitted wardrobes
- ✓ WC, Bathroom and En-suite shower room
- ✓ Magnificent views towards the Tay Estuary and Rail Bridge
- ✓ Large well stocked garden
- ✓ Garage & Large Driveway
- ✓ Rare to the market









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads with green lawns and some have small sheds or garages. The entire image is covered with a semi-transparent blue filter. The text is centered over the image.

Have a property to sell?

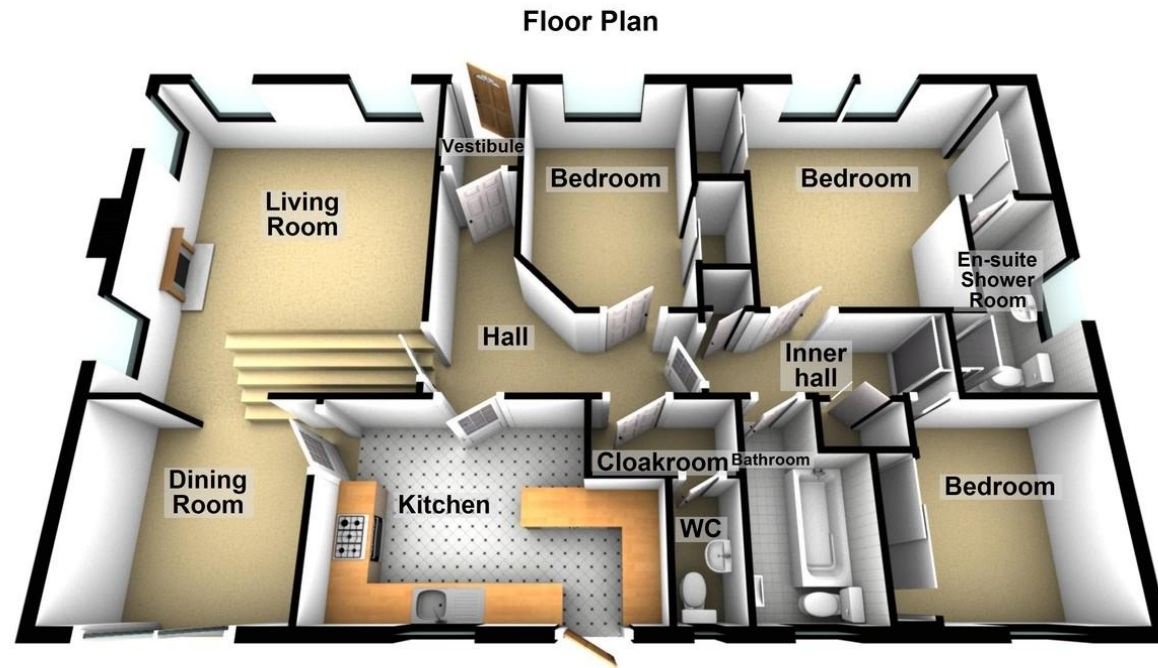
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

4' 1" x 3' 9" (1.24m x 1.14m)

HALL

10' 11" x 8' 6" (3.33m x 2.59m)

LOUNGE

16' 4" x 14' 2" (4.98m x 4.32m)

DINING ROOM

12' 4" x 10' 7" (3.76m x 3.23m)

KITCHEN

16' 7" x 10' 7" (5.05m x 3.23m)

CLOAKROOM

8' 11" x 3' 0" (2.72m x 0.91m)

WC

7' 3" x 3' 7" (2.21m x 1.09m)

INNER HALL

11' 3" x 3' 3" (3.43m x 0.99m)

BEDROOM

17' 7" x 11' 0" (5.36m x 3.35m)

EN-SUITE SHOWER ROOM

7' 10" x 6' 2" (2.39m x 1.88m)

BEDROOM

10' 6" x 10' 5" (3.2m x 3.18m)

BEDROOM

11' 2" x 9' 9" (3.4m x 2.97m)

BATHROOM

10' 5" x 6' 5" (3.18m x 1.96m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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