

12 Newton Park

WORMIT, NEWPORT-ON-TAY, DD6 8EJ



*BEAUTIFULLY PRESENTED FOUR
BEDROOM DETACHED VILLA IN WORMIT*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 4-bedroom house in Wormit. There is an immediate sense of space and light to this recently constructed detached villa, where contemporary family living meets the open landscape of Wormit. Built in 2023 and offering approximately 114 square metres of well-planned accommodation, this is a home that combines the reassurance of modern construction with a particularly attractive position within an established and popular part of Newport on Tay. With approximately seven years of NHBC warranty remaining, it offers the opportunity to enjoy a relatively new home without the compromises often associated with buying brand new.

The ground floor is designed around modern family life. A welcoming entrance hallway leads to a comfortable lounge, separate dining room and contemporary kitchen, creating a flexible arrangement for both relaxed evenings and more formal entertaining. French doors from the lounge open directly towards the rear garden, bringing the outside in and making the most of the property's open setting. A useful ground floor cloakroom completes this level.





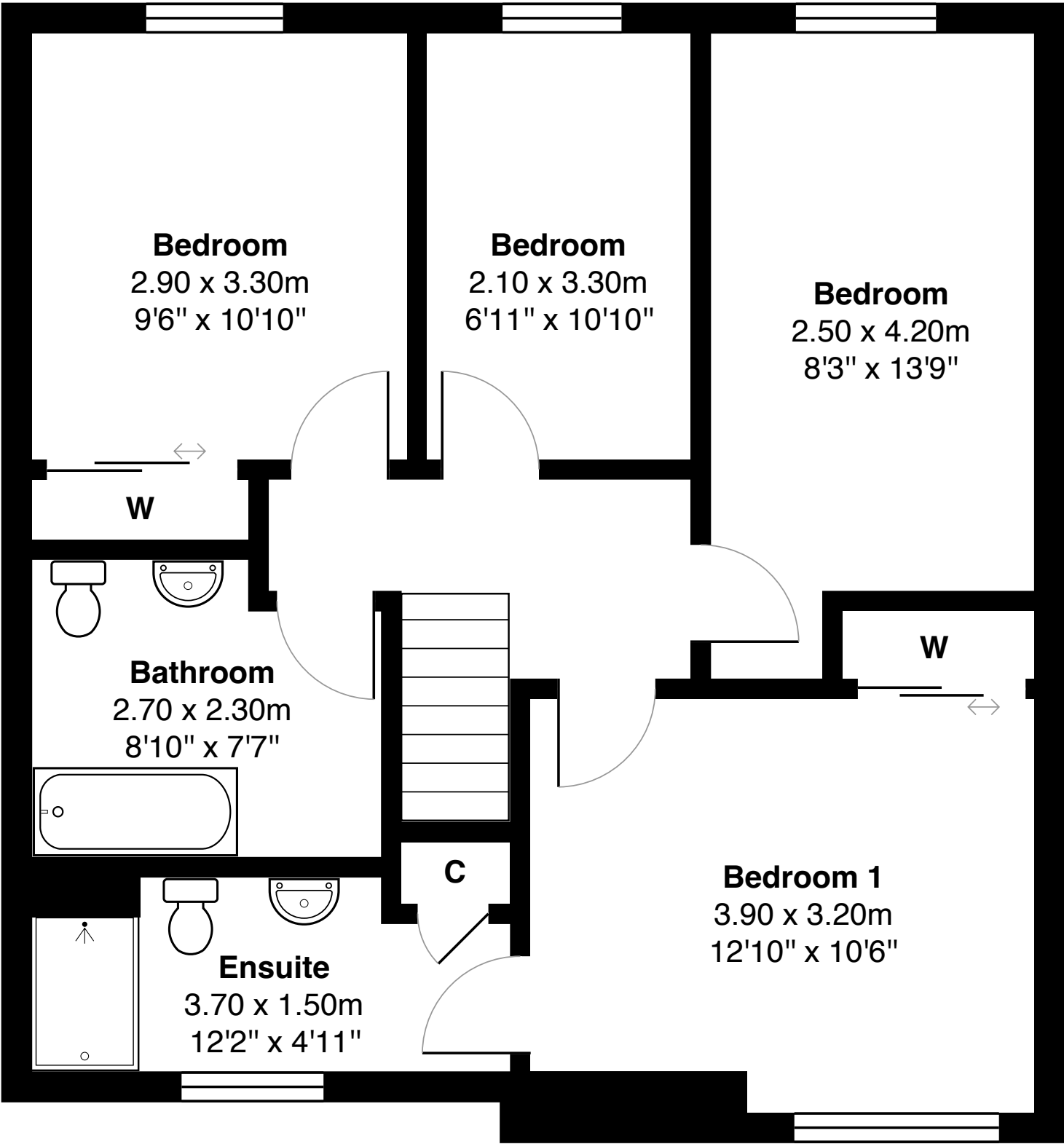
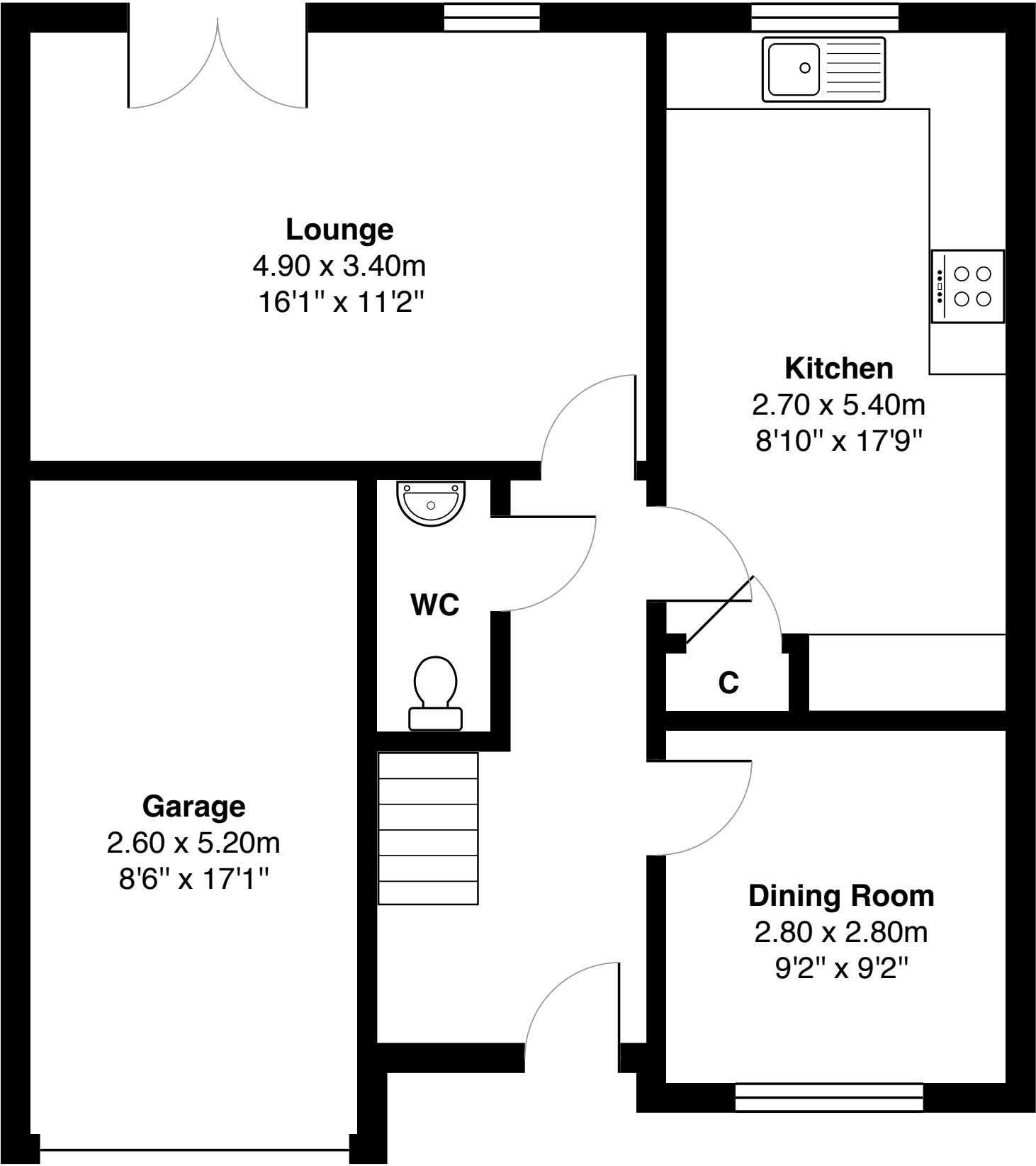


Upstairs, the accommodation is equally well considered. The principal bedroom has the benefit of its own en suite shower room, while three further bedrooms provide the flexibility expected of a modern four-bedroom home. They could equally accommodate children, guests, a home office or simply provide the additional space that makes family life more comfortable. A well-appointed family bathroom completes the upper floor.

The property benefits from uPVC double glazing, composite front and side doors and a modern heating and hot water system consistent with its recent construction.







Gross internal floor area (m²): 114m²
EPC Rating: B



Outside, the front of the property provides a tarred driveway and open lawn, offering practical private parking. To the rear, the garden has been designed as a pleasant extension of the living space, with lawn and a raised composite deck creating an ideal setting for outdoor dining, morning coffee or simply enjoying the outlook. It is the rear aspect that gives this particular home an added dimension. Beyond the garden, the view opens towards the surrounding countryside and river, creating a sense of openness that is not always easy to find within a modern development.

The position also brings the considerable advantages of Wormit and the wider Newport on Tay area. Local amenities are close at hand, while Dundee is readily accessible, making this an excellent choice for those who want the character and setting of life on the north side of the Tay without giving up the convenience of the city. This is a home that should appeal to families looking for modern accommodation, buyers wanting a manageable contemporary property with genuine outdoor space, and those who simply appreciate the combination of a peaceful outlook, excellent connectivity and a home that is ready to move straight into. The result is a modern detached villa with a little more than the specification alone suggests. Space inside, openness outside and a location that makes everyday living feel pleasantly removed from the ordinary.





Wormit occupies an appealing position on the north bank of the River Tay, within the highly regarded Newport on Tay area, offering a village atmosphere, open countryside, and easy access to Dundee.

The surrounding landscape is a significant part of the appeal, with Fife countryside stretching away and the River Tay providing a constantly changing backdrop. The rear outlook opens towards the countryside and river, giving the garden an attractive sense of space.

Wormit has a strong community feel with local amenities, while nearby Newport on Tay provides further shops, cafés, and services. The area is popular with families and professionals seeking a quieter environment without disconnection from the city. Dundee is approximately five miles away, bringing universities, Ninewells Hospital, employment, shopping, restaurants, and cultural attractions including the V&A Dundee within easy reach.

The East Coast railway line runs to the rear of the development, while nearby Dundee railway station offers regular services to Edinburgh, Glasgow, Aberdeen, and beyond.

Outdoor enthusiasts enjoy coastal walks, countryside routes, and the villages of north east Fife, with St Andrews also within easy reach. Wormit offers countryside and river on the doorstep, Dundee close for work, and Fife and Perthshire attractions nearby.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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