80 RIVERSIDE ROAD, WORMIT, DD6 8LJ
OFFERS OVER £310,000

LCD
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HOME REPORT VALUATION	**£310,000**
EPC RATING	**D**

This traditional three-bedroom semi-detached villa enjoys an elevated position within the sought-after village of Wormit, with the front of the property taking full advantage of attractive views over the River Tay. Wormit remains a popular residential location, offering a peaceful setting on the south side of the River Tay while providing convenient access to Dundee, local amenities and scenic walks along the waterfront.

The property opens into a bright entrance vestibule, enhanced by large windows which allow an abundance of natural light to enter. A welcoming reception hallway with carpet flooring and staircase provides access to the principal ground floor accommodation.

Positioned to the front of the property, the lounge is a charming room enjoying views towards the River Tay through a bay window. A number of traditional features have been retained, including decorative cornicing and a picture rail. The room is centred around a coal and wood-burning fireplace with tiled surround and timber mantel, while an alcove provides an attractive display area. Carpet flooring and window blinds are included.

The spacious dining room offers excellent space for both formal dining and family gatherings. The room benefits from a rear-facing window, carpet flooring, an electric fire, a useful large storage cupboard and an alcove.

Accessed from the dining room via a rear vestibule, which incorporates a pantry cupboard and door leading to the garden, the kitchen is fitted with a range of modern units and complemented by laminate flooring and wet wall splashback panelling. Integrated appliances include an oven, hob and washing machine, while the dishwasher is also included within the sale.

Completing the ground floor accommodation is a useful WC fitted with laminate flooring, decorative wall panelling, a WC and wash hand basin set within a corner vanity unit.

A carpeted staircase leads to the first-floor landing, where a large skylight creates a bright and airy focal point while providing excellent natural light. There is also a hatch providing access to the attic space.

There are two generously proportioned double bedrooms and a third bedroom, all benefiting from carpet flooring and offering flexible accommodation suitable for family living, guests or home working. The modern shower room is fitted with a walk-in shower enclosure, wash hand basin and WC housed within a vanity unit. Further features include a heated towel rail, illuminated wall mirror, recessed downlighting and attic hatch access.

Externally, the property enjoys a patio area to the front, providing an ideal spot from which to appreciate the views towards the River Tay. To the rear, the garden has been thoughtfully arranged over tiers, incorporating areas of lawn and patio to create a variety of seating and entertaining spaces. Additional outdoor storage is provided by an attached bunker housing the boiler, together with a separate coal bunker and timber store shed. An off-site garage is also available to be included.

There are valid Certificates of Guarantee from Hampton Timber Specialists dated 22 November 2022 and 31 August 2026 and are available upon request.

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