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*Let's get a move on!*



12 Mars Gardens, Wormit

| Newport On Tay | DD6 8LE



## 12 Mars Gardens, Wormit

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Offers Over £125,000

Excellent opportunity to purchase this bright 1st floor upper flat located within a small cul-de-sac of similar styled homes. The property is ideally placed for: local primary school, shops, leisure centre, central Newport-On-Tay and commuter bus routes to nearby Dundee and historic St Andrews.

This spacious flat enjoys a quiet outlook towards the rail Bridge and beyond with accommodation comprising: hallway, lounge with bay window, fitted kitchen/breakfast, shower room, three good-sized bedroom and an extensive floored attic which could be suitable for future development subject to the usual planning consents being granted. The impressive list of attributes includes: gas fired central heating, Everest double glazing, blinds, walk-in airing cupboard in lounge, electric shower, fitted wardrobes, carpets, light fittings, integrated oven, hob and extractor hood, fridge freezer and washing machine. Other items are available by separate negotiation.

Externally there is a large fully enclosed garden featuring: formal lawn, mature shrubs, trees and large shed. This affordable family property offers comfortable, sunny living space with delightful open views and early viewing is essential. EPC - C.



- First Floor Flat
- Popular Location; River Views
- Lounge With Bay
- Fitted Kitchen/Breakfast

- Shower Room, Three Bedrooms
- Extensive Floored Attic
- Large Secure Garden
- DG; GCH: Many Extras, EPC C





Lounge	15'9 nx 12'10	4.80m nx 3.91m
Kitchen/Breakfast	9'8 x 8'5	2.95m x 2.57m
Shower Room	9'8 x 4'10	2.95m x 1.47m
Bedroom 1	12'8 x 9'10	3.86m x 3.00m
Bedroom 2	13'6 x 10'0	4.11m x 3.05m
Bedroom 3	9'8 x 9'6	2.95m x 2.90m
Attic	31'0 x 23'5	9.45m x 7.14m

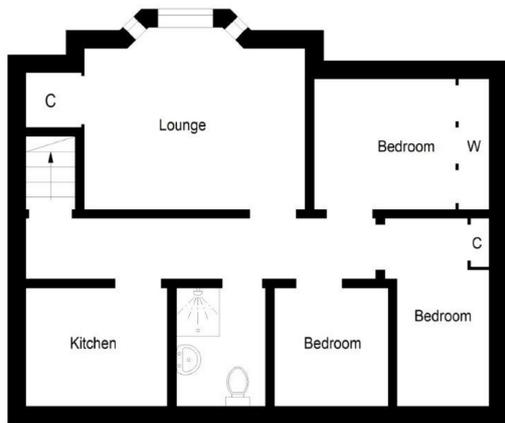


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