28 West Acres Drive

Wormit | Newport-on-Tay | DD6 8NR

Thorntons
The right way to move

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Description

Located in the desirable and popular town of Wormit, set on the banks of the River Tay, this impressive modern detached villa boasts spacious accommodation and the most stunning views of the River and Dundee. Wormit has excellent road connections with both wider Fife and Dundee City, highly regarding local schooling and a good selection of local shops and public services.

Description

The accommodation in this substantial family home has been significantly extended and now offers three storeys of adaptable living space.

Entering the property on the second storey the accommodation on this level is bright and spacious . A main entrance hallway provides access to the integral double garage/ leisure room and the main living accommodation. A large open plan dining area leads to impressive formal lounge both with beautiful views over the River Tay. The fully fitted kitchen offers integrated appliances, further space for casual dining and a useful utility room. A double sized guest bedroom with En-suite shower faculties and WC cloaks completes the accommodation on this level.

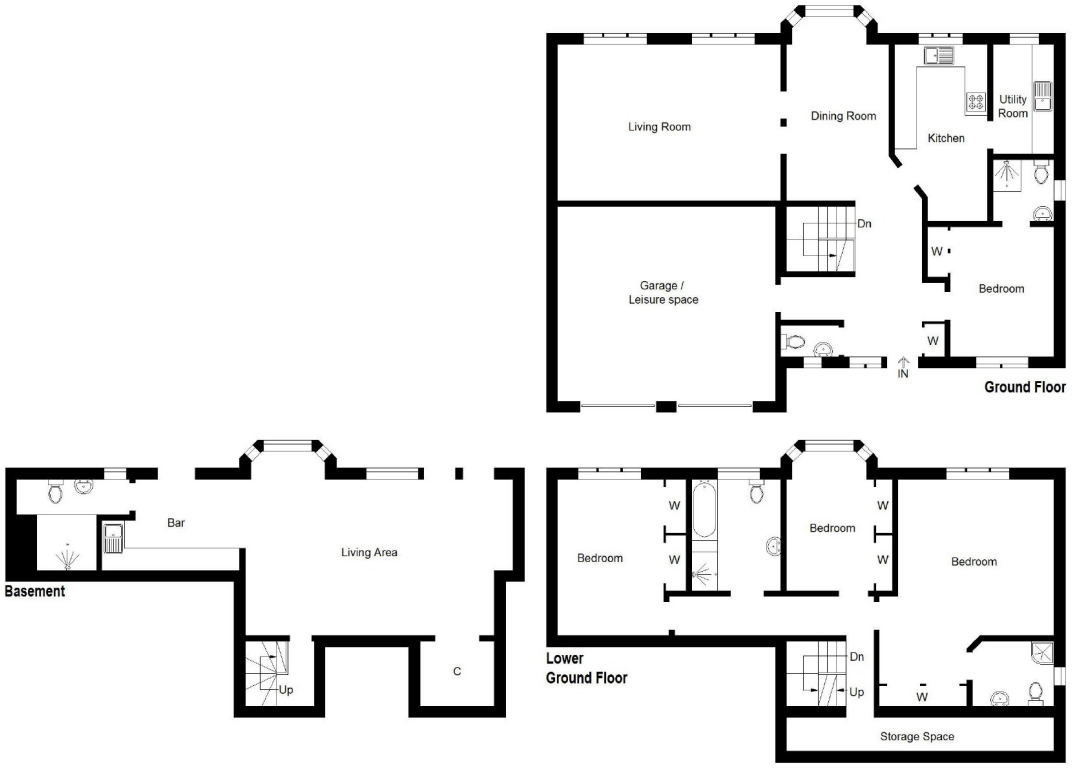
The middle/lower ground level provides a further three excellent double bedrooms all with fitted storage. The master is an impressive room offering generous size and a luxurious en-suite shower room. The family bathroom is located on this middle level. A large walk in cellar can be accessed from the landing providing plentiful additional storage.

The owners have recently completed a significant extension into the lowest/ basement level of the property which is currently utilised as a beautiful lounge and entertaining space. Patio doors offer perfect connection between the living space and the landscaped garden outside. The lower level benefits from further storage, fitted bar area and a contemporary shower room.

Specification is impressive with double glazing and gas central heating fitted.

Externally the property is set within beautifully manicured and landscapes gardens which take full advantage of the southerly facing aspects. Parking for a number of vehicles, including electric car charging can be found on the broad monoblock driveway. EPC C

Lounge	19'4 x 14'2	5.89m x 4.32m
Dining Room	16'5 x 13'2	5.00m x 4.01m
Dining Kitchen	16'3 x 10'7	4.95m x 3.23m
Utility	9'5 x 4'9	2.87m x 1.45m
Bedroom 4	11'4 x 9'8	3.45m x 2.95m
En-Suite	5'9 x 8'6	1.75m x 2.59m
Garage/Leisure Room	18'7 x 14'3	5.66m x 4.34m
Cellar	6'9 x 19'9	2.06m x 6.02m
Bedroom 1	17'7 x 25'4	5.36m x 7.72m
En-Suite	7'8 x 7'5	2.34m x 2.26m
Bedroom 2	12'6 x 9'7	3.81m x 2.92m
Bedroom 3	13'9 x 11'4	4.19m x 3.45m
Bathroom	9'4 x 5'5	2.84m x 1.65m
Lower Living Room	23'9 x 13'9	7.24m x 4.19m
Bar Area	12'6 x 8'10	3.81m x 2.69m
Shower Room	8'11 x 8'9	2.72m x 2.67m



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