

Lawyers and Estate Agents



## 59 KILMANY ROAD, WORMIT, DD6 8PH

This spacious, semi-detached, two bedroom family home is set on the outer fringe of the popular coastal village of Wormit with uninterrupted views across open countryside. Ideally situated for commuters the property lies on a bus route and within a short drive of the Tay Bridge and the A92 allowing for easy access to Dundee, St Andrews, Perth, Edinburgh and beyond with mainline railway stations nearby at Dundee and Leuchars. The well-proportioned accommodation comprises front porch, kitchen, two public rooms, conservatory, two double bedrooms, bathroom and shower room. Garden grounds to front and rear with timber shed and garden store. Shared driveway, private parking and timber single car garage.



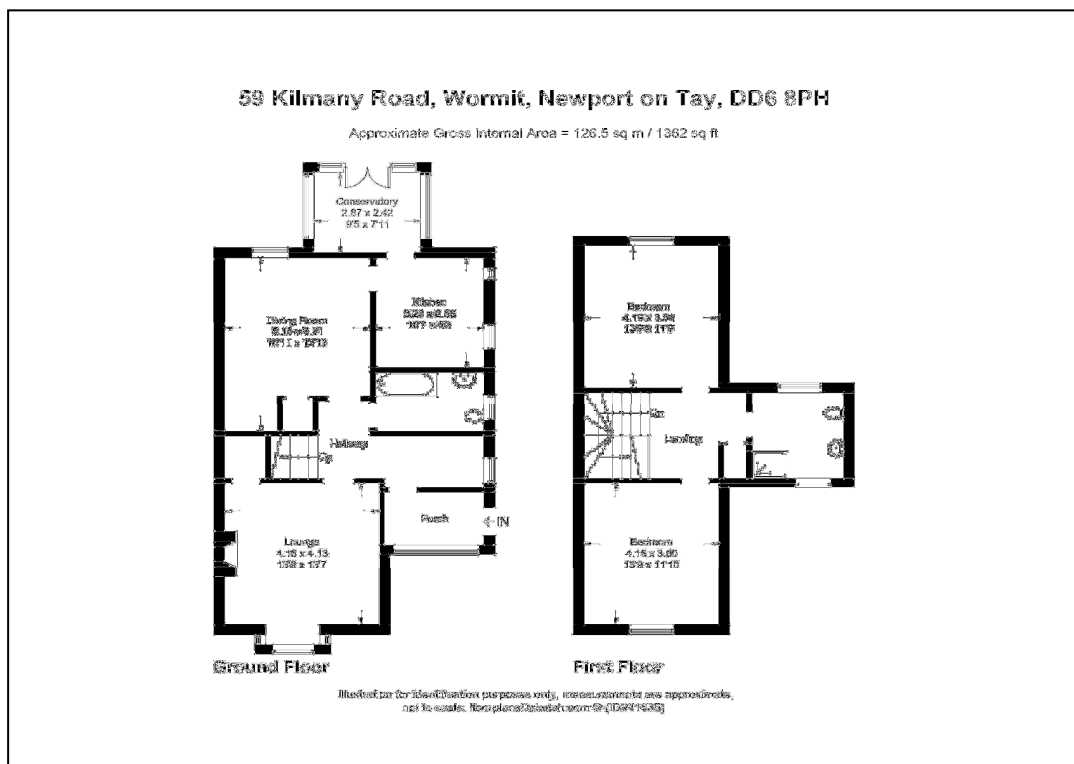
## FIXED PRICE £210,000

[www.williamsgraywilliams.co.uk](http://www.williamsgraywilliams.co.uk)

The property is located in a semi-rural location close to the Fife Coastal Path and benefits from stunning views over open countryside. The garden to the front is laid to lawn bordered with flower beds whilst the more private garden to the rear has a timber shed, garden store, lawn and a good sized paved area ideal for barbequing and entertaining. The village of Wormit is located a short drive from Dundee and within comfortable commuting distance of Cupar and St Andrews. Local amenities available in Wormit and neighbouring Newport-on-Tay include a fine range of shops, leisure centre, primary schools and health centre, tennis courts and bowling green. A more extensive range of shops, services and amenities are available in nearby Dundee.

### SUMMARY OF FEATURES

- Semi-detached villa in popular coastal village
- Semi-rural location
- 2 double bedrooms
- Kitchen
- 2 public rooms and conservatory
- Bathroom and shower room
- Gas central heating and double glazing
- Garden grounds with timber shed and garden store
- Off street parking and timber garage



**ENERGY RATING – E**

**COUNCIL TAX BAND – D**

**DIRECTIONS** – Heading north towards Dundee on the the A92 turn left at Sandford on to the B946. Follow the B946 to Wormit and the Property is on the right hand side. A For Sale Board will be evident.

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEY ARE NOT GUARANTEED BY THE SELLING AGENTS NOR DO THEY FORM PART OF ANY OFFER TO SELL