



5 Kilmany Road, Wormit, Fife, DD6 8PG

5 Kilmany Road is an impressive detached villa occupying a superb spot in the small town of Wormit. Set back from the road on the edge of town, the well proportioned 6 bedroom home provides flexible living over two levels, with the addition of an attached one bedroom annexe.

The property extends on the ground floor to sitting room featuring inset fire and ceiling beams, conservatory, dining room, morning room, breakfasting kitchen and utility room. Ascending the stairs to the upper level a spacious landing provides entry to master bedroom featuring French doors leading to a balcony, en suite shower room and built-in sauna, four further bedroom and bathroom. An inner hall leads to a study and annexe encompassing a lounge, double bedroom and en suite shower room, gas central heating and double glazing.

The garden grounds of this fine home are accessed via a sweeping drive, which allows parking for numerous vehicles and leads in both directions around the front of the house and past the double garage with electric door, power and light. A gate provides entry to the rear and side gardens, which meander around the house and are divided into patios, barbeque areas and lawns edged by mature flower and shrubs borders.

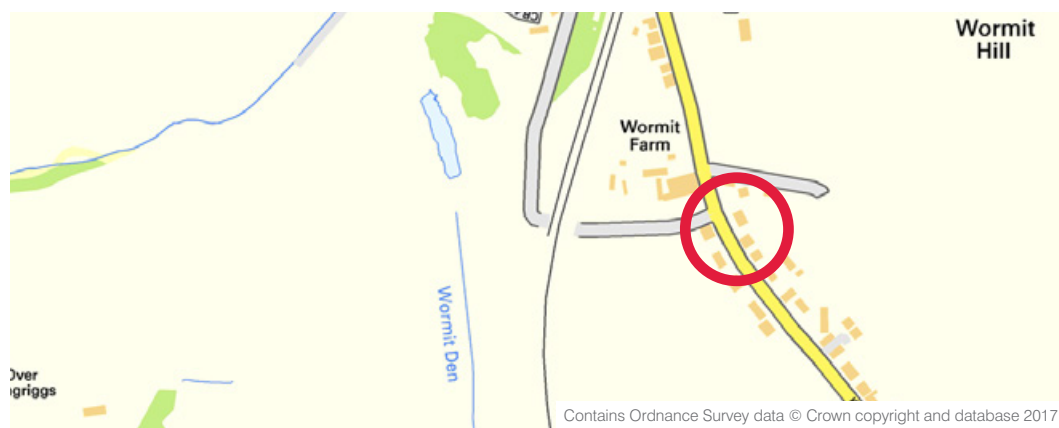


The attractive village of Wormit hosts a thriving and friendly community. Within walking distance of the property is an excellent primary school. The village is a haven for water sports enthusiasts who like sailing, water-skiing and fishing. There are also tennis and bowling clubs. Young families are well served with a broad range of children's activity clubs. Nearby Newport-on-Tay offers a modern, sophisticated array of shops and services. Its High Street boasts cafes, a renowned hair and beauty salon, gift shops and a florist, as well as the usual convenience stores, chemist and post office. Good quality secondary, comprehensive and private schools can be found in nearby Dundee and St Andrews. Wormit is within easy commuting distance of Dundee, St Andrews, Cupar and Edinburgh.

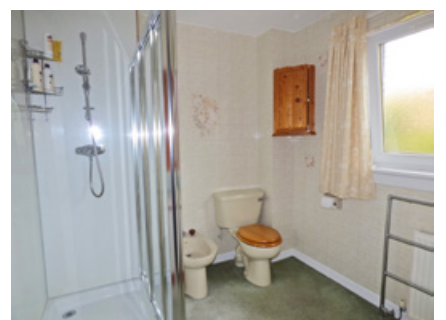


Room Dimensions

Sitting Room	22'10 x 14'6	(6.96m x 4.42m)
Dining Room	11'0 x 11'7	(3.35m x 3.53m)
Conservatory	21'3 x 12'6	(6.48m x 3.81m)
Dining Kitchen	11'5 x 14'6	(3.48m x 4.42m)
Morning Room	11'5 x 13'11	(3.48m x 4.24m)
Utility Room	8'0 x 9'8	(2.44m x 2.95m)
Study	17'9 x 5'7	(5.41m x 1.70m)
Master Bedroom	14'3 x 12'10	(4.34m x 3.91m)
En Suite	12'4 x 9'3	(3.76m x 2.82m)
Bedroom Two	11'5 x 11'9	(3.48m x 3.58m)
Bedroom Three	9'8 x 9'7	(2.95m x 2.92m)
Bedroom Four	11'9 x 9'11	(3.58m x 3.02m)
Bedroom Five	7'9 x 11'9	(2.36m x 3.58m)
Bathroom	7'9 x 11'9	(2.36m x 3.58m)
Annexe Sitting Room	11'6 x 12'5	(3.51m x 3.78m)
Annexe Bedroom	17'2 x 14'6	(5.23m x 4.42m)
Annexe Shower Room	8'9 x 8'2	(2.67m x 2.49m)









Thorntons

Let's get a move on!

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6 Public



Drive and Garage



6 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.