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8 Hill Crescent
Wormit, DD6 8PQ







A charming Victorian terraced villa with exceptional river views

4 Bed | 2 Bath | 1 Reception

Number 8 Hill Crescent occupies an elevated position in the sought-after village of Wormit. This beautifully presented period terraced villa has been tastefully upgraded by the current owners and is in true walk-in condition. Practical features include double glazing and gas central heating. The sale includes all fitted carpets, floor coverings and blinds, along with the principal bedroom curtains, cooker and hobs, chest freezer and single fridge in the basement, and all workshop furniture and fittings.

On entering, you are welcomed by an elegant lounge with a feature fireplace and a bright bay window framing the panoramic views. To the rear, the kitchen and dining room have been opened up to create a superb open-plan space with shaker-style units, luxury worktops, a breakfast island and ample room for a formal dining table and chairs. A practical cloakroom/WC completes the ground floor. From the kitchen, stairs lead down to a large basement beneath the villa, currently used as a workshop and for storage.

Upstairs, the delightful principal bedroom also enjoys the impressive views and benefits from an en suite shower room. There are two further double bedrooms, along with a nursery or home office with a skylight window.

Externally, the villa has a small front garden, with the main garden to the rear. The tiered rear garden includes a patio, lawn and raised decking area, ideal for summer family entertaining.

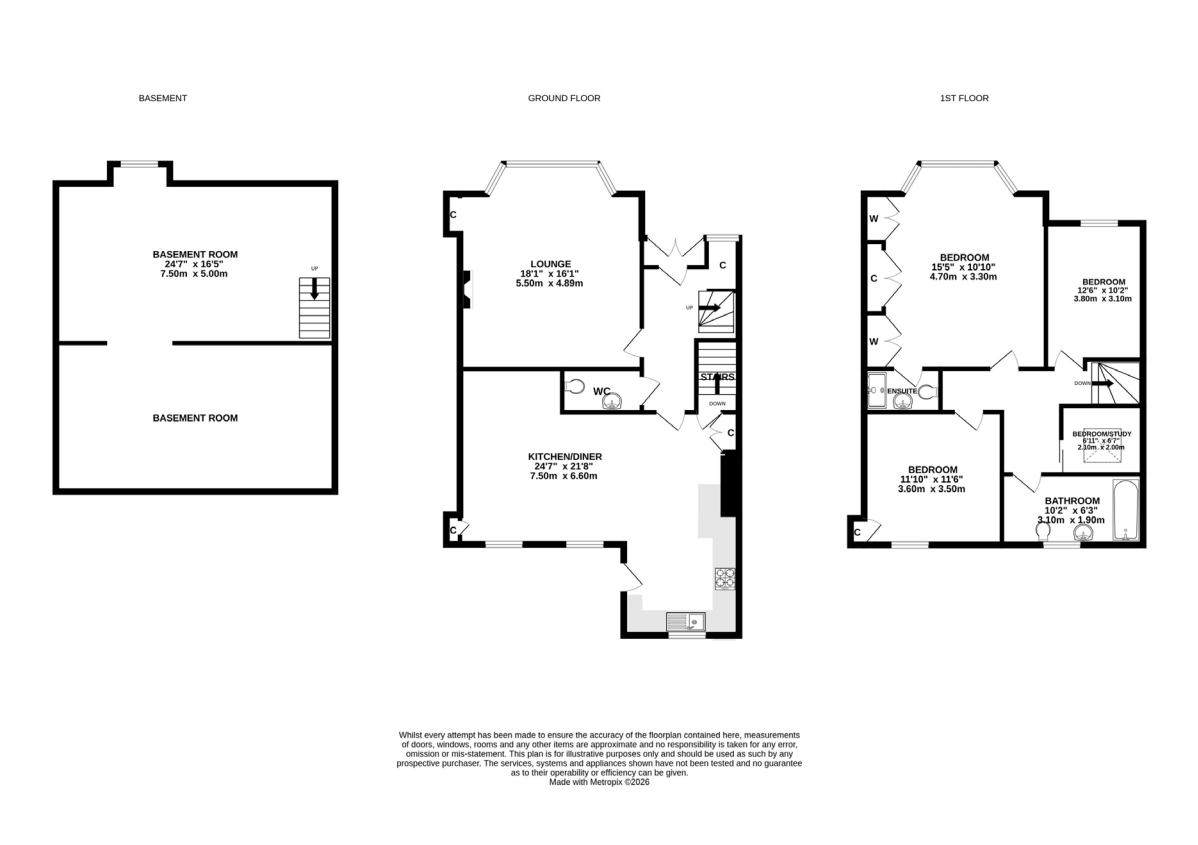
A separate standalone tandem garage is located close by and is also included in the sale.

This stunning home and outstanding outlook can only be fully appreciated in person, and viewing is highly recommended.

Features

- Hallway
- Lounge with Bay Window
- Open Plan Kitchen/Dining Room
- Cloakroom/WC
- Large Basement
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Nursery/Home Office
- Family Bathroom
- Gardens
- Standalone Garage
- EPC D

Offers Over £340,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The much-admired village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. There is a popular village primary school with secondary schooling to be found at Madras College in St Andrews. Local restaurants include the View Restaurant which boasts spectacular views and sunsets while enjoying fabulous dining. Nearby Newport-on- Tay offers a variety of local shops including minimarkets, pharmacy and the renowned Sutherlands Hair and Beauty Salon. The area is popular with sailing enthusiasts and for the golfer there are local courses at Tayport and Drumoig with St Andrews just a few miles away.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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