



**GILSON GRAY**

LAW • PROPERTY • FINANCE

48 RIVERSIDE ROAD  
Wormit, Newport-on-Tay, DD6 8LJ

## 48 RIVERSIDE ROAD

A traditional, stone-built, mid-terrace house in the coastal village of Wormit, presented in excellent decorative order and with contemporary fixtures and fittings throughout. The charming property, flanked by private gardens, features period details and spacious, light-filled accommodation, including three bedrooms, two reception rooms, and a modern kitchen and shower room.

Reached via a flight of stone steps, the home's front door opens into an inviting vestibule and hallway, immediately setting the high standards of the accommodation. On the right is the living room, which has generous proportions and a classic timber-panelled bay window. Finished with attractive décor and detailed cornice work, it is a lovely space for everyday use, particularly with the cosy log-burning stove and additional storage. A good-size dining room, with a feature fireplace, a display cabinet, and further storage, provides a second reception area for family meals and entertaining. From here, an open archway conveniently leads into the neighbouring kitchen, which has a galley-style layout and a modern design, providing ample cabinet storage and workspace. Adding to its on-trend look is a selection of integrated appliances and fashionable metro-style splashback tiles. A utility cupboard, housing a Bosch washer/dryer, supplements the kitchen, whilst a WC completes the ground floor. On the first floor, a skylight illuminates the landing bringing additional sunshine into the home. The three bedrooms extend from here, each presented in light, natural tones and with fitted carpets for comfort. The principal and second bedrooms are spacious doubles, whilst the third bedroom is a versatile single currently arranged as an office. A contemporary three-piece shower room, with a walk-in shower, completes the home.

Outside, the property has well-kept gardens to the front and to the sunny, southeast-facing rear. Furthermore, on-street parking is conveniently unrestricted along Riverside Road.

Extras: integrated kitchen appliances (ceramic hob, eye-level microwave and oven, fridge/freezer, and dishwasher), and a Bosch washer/dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

- Traditional mid-terrace house
- In the coastal village of Wormit
- In excellent decorative order
- Well-retained period details
- Contemporary fixtures & fittings
- Inviting vestibule & hall with WC
- Bay-windowed living room
- Good-size dining room
- Modern, galley-style kitchen
- Utility cupboard
- Two spacious double bedrooms
- Versatile single bedroom/office
- Contemporary 3pc shower room
- Well-kept private gardens
- Unrestricted on-street parking



EPC RATING:



COUNCIL TAX BAND:



## VIEWING

By appointment with Gilson Gray on 01382 201000.

[gilsongray.co.uk](http://gilsongray.co.uk)

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## NORTH BERWICK

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## ST ANDREWS

01334 845 934

## WORMIT

Situated along the southern banks of the River Tay, the coastal village of Wormit enjoys a peaceful setting flanked by open countryside and the calming waterfront. Offering a semi-rural, small village lifestyle, the area is ideally positioned for commuting to Dundee thanks to the opening of the Tay Road Bridge in 1966. It takes just 15 minutes by car to get to the major city, providing a wealth of shopping, leisure, and cultural facilities within easy reach. Furthermore, the historic town of St Andrews is only a twenty minutes' drive away, placing the town's world-renowned golf courses and world-class amenities at your disposal. Closer to home, Wormit is served by a local convenience store for all of your daily needs, along with a choice of restaurants and takeaways in the surrounding area and in neighbouring Newport-on-Tay. Large supermarkets and more extensive shopping are provided in Dundee. Wormit also offers excellent outdoor opportunities, with a charming coastal walk along the waterfront of Wormit Bay and vibrant countryside to explore, including quaint villages like Guldry and Balmerino, the latter of which is home to a 13th Century abbey ruin celebrated in verse by William McGonagall. Excellent primary schooling is provided locally, with secondary and further education at Dundee and St Andrews. In addition, the area is served by regular buses to Dundee.

