



**ROLLOS**

**8 RANKINE COURT**

**WORMIT, NEWPORT ON TAY DD6 8TA**

## 8 RANKINE COURT, WORMIT, NEWPORT ON TAY, DD6 8TA

OFFERS IN THE REGION OF £300,000

- Detached Villa
- W.C./Cloakroom
- Lounge, Hallway/dining area
- Breakfasting kitchen, Utility room
- Dining Room/bedroom
- Upper level Master bedroom en suite
- 3 further bedrooms
- Bathroom, GCH, DG
- Driveway, Garage, Garden front & rear

Number eight is a superb detached villa, which is positioned within a commanding position at the far end of this quiet child safe cul de sac. The property offers superb stunning open views towards Dundee, River Tay and beyond from most windows. Rankine Court is positioned within easy commuting distance of both Dundee universities and Ninewells Hospital and Medical School. The property is offered for sale in fresh decorative order throughout and it should be noted that it is located within two minutes walking distance of the local popular Primary School. The family proportioned accommodation is entered via a timber door located to the side, which offers access into the hallway. The w.c./cloakroom is fitted with a w.c., a wash hand basin, dado rail and has large mirror. A further door leads into the hallway/dining room. The spacious hallway offers a well-proportioned recess where there is ample space to dine. Within this dining section there is a window to the side and also a deep cupboard. The lounge offers three four paned windows all of which create a great deal of natural light and offer superb views. Timber fireplace with open fire. The breakfasting kitchen is fitted with white base and wall units with complimenting work surfaces. Range master stove. Six paned window offering views to the rear. Beyond there is a useful utility room which is fitted with complimenting white base and wall units and a door leads to the rear garden and as well as a door leading to the garage. The recess porch within this room is glazed. The bedroom on the ground level could be used as an additional public room or as a bedroom. French doors with side-glazed panels open out to the rear garden. A staircase from the hallway leads up to the large well-proportioned upper hallway. Window to the side. On the upper level there are four bedrooms. The master bedroom offers French doors with glazed side panels, which lead out to this thoughtfully positioned external balcony, offering stunning open views. A door within this room leads into the en suite which is fitted with a w.c., wash hand basin set within a vanity unit, bidet and double shower cubicle. Opaque window. Shelving. Bedroom two offers a four paned window to the rear and bedroom three offers a four paned windows to the rear and side. This room also has built in wardrobes facilities. Bedroom four offers four paned windows to the side, front and rear. Built in wardrobes with mirrored doors along one wall



## ROOM SIZES

W.C./Cloakroom	2.06 x 1.52 (6'9" x 5'0")
Lounge	4.18 x 5.46 (13'9" x 17'11")
Hallway/Dining Area	3.13 x 5.60 (10'3" x 18'4")
Breakfasting kitchen	5.84 x 3.19 (19'2" x 10'6")
Utility	3.07 x 2.65 (10'1" x 8'8")
Dining Room/Bedroom	4.15 x 4.80 (13'7" x 15'9")
Upper hallway	5.46 x 5.74 (17'11" x 18'10")
Master Bedroom	4.12 x 4.14 (13'6" x 13'7")
Bedroom	3.77 x 2.53 (12'4" x 8'4")
Bedroom	3.34 x 3.22 (10'11" x 10'7")
Bedroom	5.43 x 4.02 (17'10" x 13'2")





## **INCLUDED**

All fitted carpets, fitted floor coverings, blinds and Range master stove, will be included in the marketing price.

## **SERVICES**

Mains water, drainage, electricity, telephone and gas are connected to the property.

## **VIEWING**

By Appointment Through Our Cupar Office Telephone  
01334 654081

## **COUNCIL TAX BAND**

## **EPC RATING D**

## **FLOOR AREA 180sq m**



Ground Floor



First Floor





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