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22 Ericht Road
| Wormit | DD6 8NN

Offers Over £250,000

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This is a fantastic opportunity to purchase a spacious detached villa with impressive views of the River Tay. The subject property is well placed for all local amenities including shops, schooling and leisure facilities. Wormit is ideally situated for nearby Dundee, which has all the amenities expected from a major centre including a mainline railway station and domestic airport. Most Fife towns, including historic St Andrews, are also within easy commuting distance.

No. 22 Ericht Road offers adaptable accommodation which comprises: Bright lounge / dining room, kitchen, utility room, w/c, shower room, study and four well-proportioned double bedrooms. The comprehensive list of attributes includes double glazing, gas fired central heating and nine solar panels.

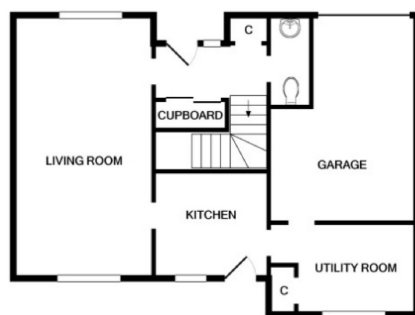
Externally the property benefits from mature garden grounds to the front and rear of the property. Vehicular needs are catered for with a fully monoblocked driveway leading to an integral garage.

This is an ideal family home and early viewing is highly recommended. EPC - D.

- Detached Villa
- River Views
- Popular Residential Location
- Lounge / Dining Room
- Kitchen
- Utility Room
- 4 Bedrooms
- Study
- GCH; DG; EPC - D
- Solar Panels
- Garage
- Private Garden Grounds





A photograph of a bathroom interior. On the left is a white pedestal sink. To its right, a brown towel hangs from a silver ring. Further right is a chrome towel warmer mounted on the wall. Below the warmer is a small owl-shaped basket. A wooden door is visible on the far right.

GROUND FLOOR



1ST FLOOR

aspc espac fifespac pspac tpspc spc

