



**Thorntons**  
The right way to move

28 Crosshill Terrace, Wormit, Newport-on-Tay, DD6 8PS

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# Traditional Edwardian semi-detached house

*Boasting an enviable elevated setting overlooking the River Tay in Wormit, this traditional Edwardian semi-detached house enjoys four bedrooms, two reception rooms, two bathrooms, and a wealth of original features, plus front and rear gardens and access to unrestricted on-street parking.*

External steps (flanked by the leafy front garden) lead to the home's main entrance, where you are welcomed inside by a spacious, practical entrance porch with stained-glass windows and traditional floor tiles, flowing through to a hall with built-in under-stair storage. Set side by side to the left of the hall are a living room and dining room, both enjoying classic, airy proportions and generous space for lounge and dining furniture configurations. The reception rooms both feature picture rails, cornicing, and striking fireplaces, and the front-facing living room incorporates an open Edinburgh Press and takes full advantage of the home's elevated setting with far-reaching views across the river. The dining room affords access to a small internal hall (with storage and an external entrance) which leads to the kitchen, where space is provided for a further casual dining area. The bespoke kitchen is fitted with attractive wood cabinets and ample workspace, framed by neutral splashback tiling and integrated with a fridge/freezer, an oven, a combination microwave, a warming drawer, and a dishwasher. A freestanding washing machine is also included, and there is space for a tumble dryer. The ground floor is completed by a bathroom comprising a bathtub with an overhead shower and a glazed screen, and a WC-suite.

- Traditional Edwardian semi-detached house
- Wonderful elevated River Tay views
- Spacious, practical entrance porch
- Hall with built-in storage
- Bay-fronted living room
- Formal dining room
- Dining kitchen
- Three double bedrooms
- One single bedroom/home office
- Two bathrooms
- Mature front garden
- Well-kept rear garden
- Unrestricted on-street parking
- GCH and DG



“...The largest bedroom benefits from the same breath-taking outlook as the living room...”







## Bedrooms & Bathrooms

*A mezzanine landing leads to a double bedroom and a bathroom, whilst a first-floor landing (with storage) affords access to the final three bedrooms.*

The largest bedroom benefits from the same breathtaking outlook as the living room, whilst a single bedroom is currently being utilised as a home office, highlighting the home's versatility. The mezzanine bathroom comes complete with a bathtub with an overhead shower, and a WC-suite. Gas central heating and double glazing ensure optimum comfort and efficiency all year round.

Externally, the house is complemented by a leafy, mature front garden and a secluded rear garden, with the latter featuring a well-kept lawn, a patio, colourfully-planted areas, and a partial walled border, as well as shed. Parking on Crosshill Terrace is conveniently unrestricted.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

EPC Rating - D



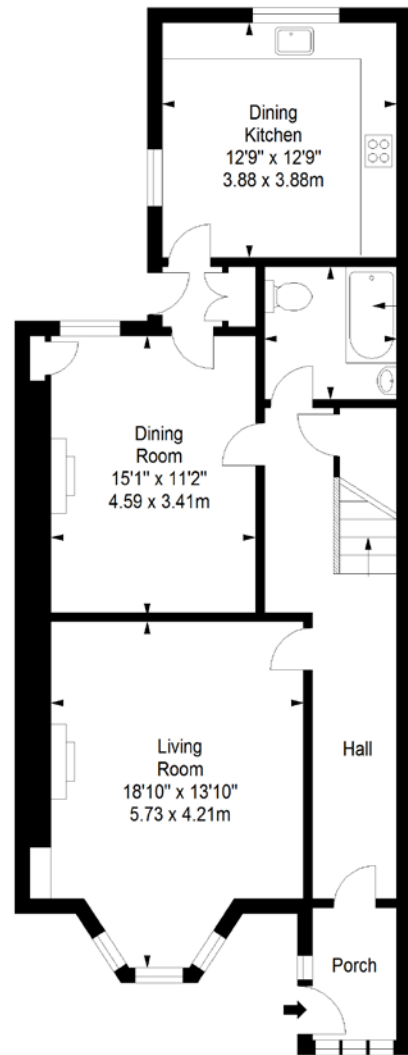


## Wormit

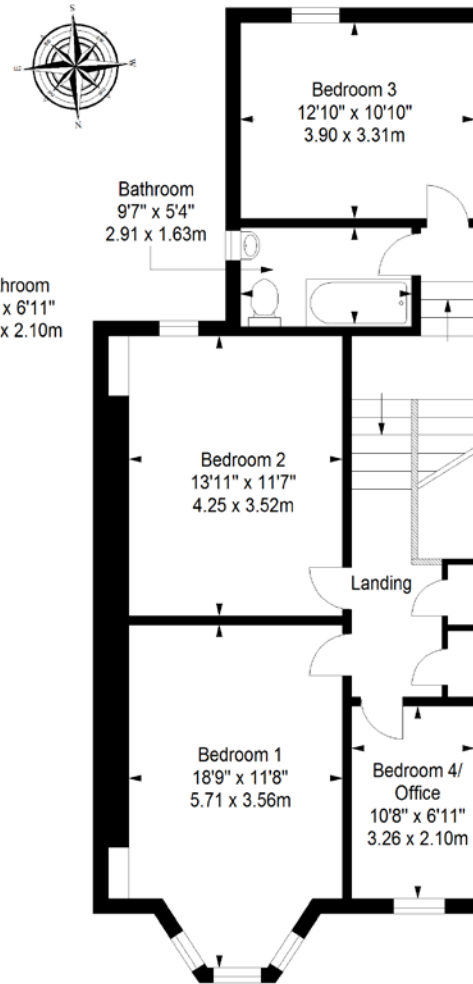
*Situated along the southern banks of the River Tay, the coastal village of Wormit enjoys a peaceful setting flanked by open countryside and the calming waterfront.*

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 Gauldry 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.

**Ground Floor**  
Approx. 79.9 sq. metres (860.1 sq. feet)



**First Floor**  
Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 156.6 sq. metres (1685.7 sq. feet)