



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01382 721 212

**1 Iain Peter Place**

WORMIT, FIFE, DD6 8EN



# WORMIT

Wormit provides many local amenities including schools, shops and pubs. It also offers a wide range of leisure and sports facilities such as golf and sailing.

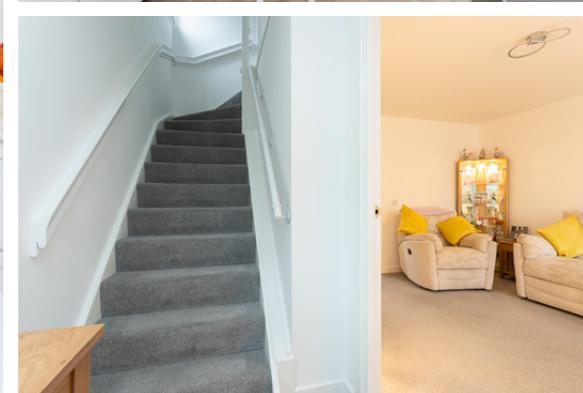
lain Peter Place is a recent development in a cul-de-sac located in the popular township of Wormit, Newport on Tay. Convenient for local amenities and services including primary schools, local shops and a park which is close by and is within comfortable commuting distance of Dundee City Centre and all its amenities and services. St Andrews and other north Fife towns are similarly within easy driving distance.

The City of Dundee is just a short drive over the Tay Road Bridge, providing further shopping and nightlife, and transport links to other major towns and cities by rail and air. Ninewells Hospital and the Universities of Dundee and Abertay are all just a 5–10 minute drive away and Leuchars rail station is only 5 minutes away.

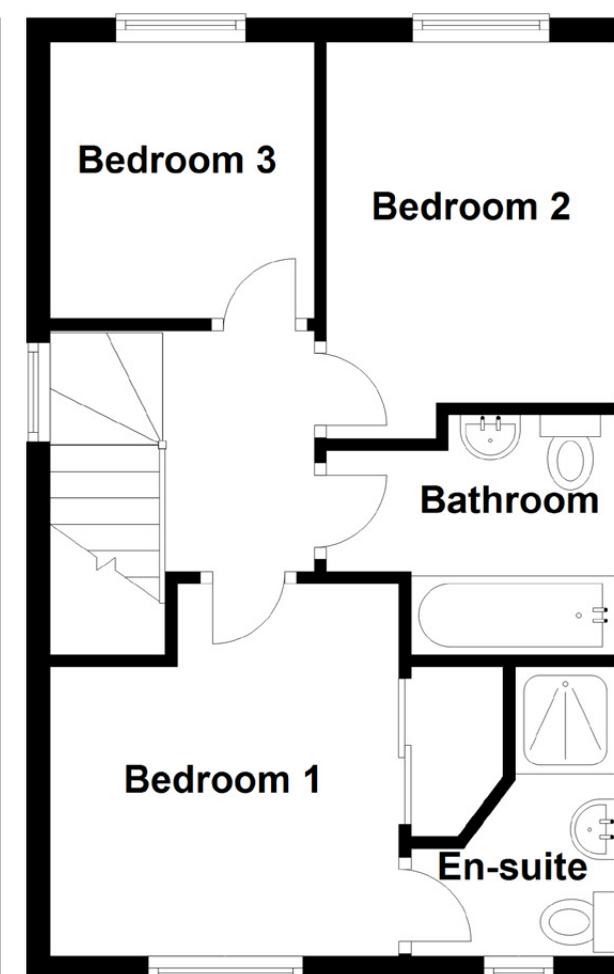
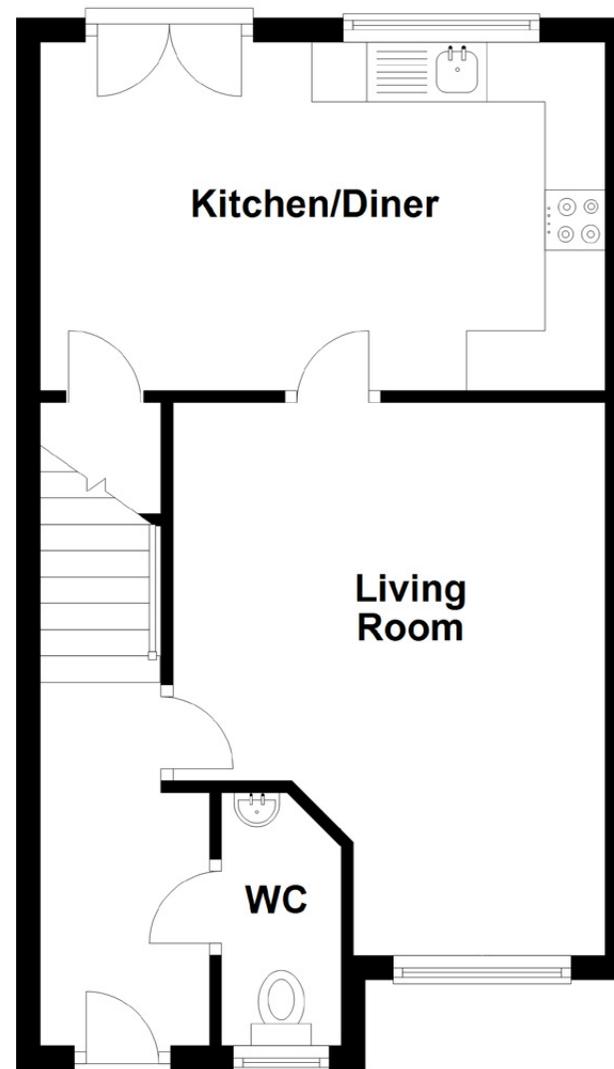
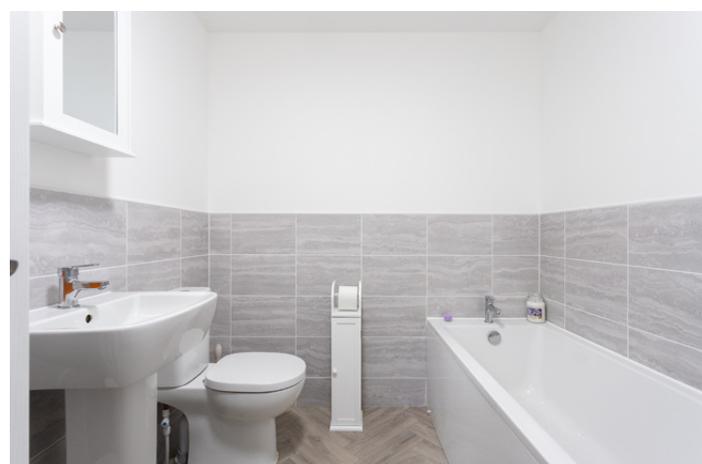
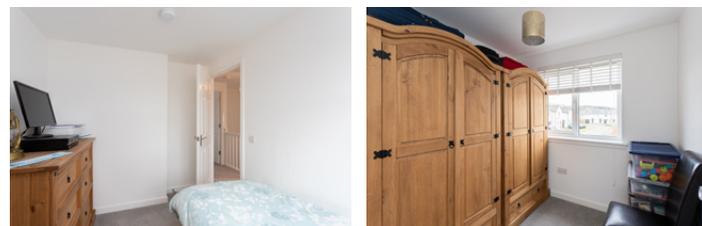
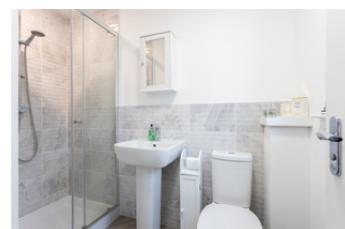
The entrance to the property is through a double-glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a window looking out to the front garden. The kitchen/diner is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and French doors leading to a fully enclosed garden that is both animal and child-friendly, also on this level is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good-sized bedrooms on this level with views across the country. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and allocated parking. This is a must-see to appreciate the accommodation on offer.



# MAIN PETER PLACE



# DETAILS

Approximate Dimensions  
(Taken from the widest point)

Living Room	4.60m (15'1") x 3.60m (11'10")
Kitchen/Diner	4.70m (15'5") x 2.90m (9'6")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'11")
Bedroom 3	2.30m (7'7") x 2.20m (7'3")
Bathroom	2.40m (7'11") x 2.00m (6'7")
En-suite	2.40m (7'11") x 1.70m (5'7")
WC	1.88m (6'2") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: B

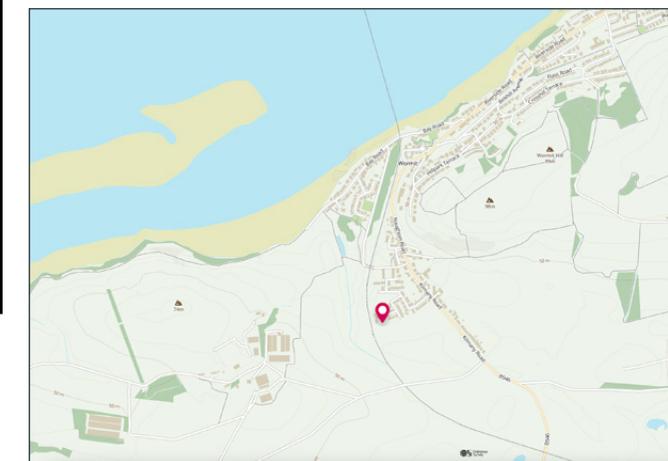


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



  
Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer