



**5 Westwater Place, Wormit DD6 8NS**

**4 BED DETACHED HOUSE LOCATED WITHIN THE WELL-ESTABLISHED TOWN OF WORMIT**

- Mezzanine level living room
- Dining room, perfect for hosting
- Spacious kitchen with built in oven
- Separate utility room
- Master bedroom with en-suite shower room
- 3 additional generous sized bedrooms
- Private back garden
- Driveway and garage



# Location

The admiring village of Wormit lies on the south bank of the River Tay and boasts spectacular views over the river towards the Carse of Gowrie. Nearby Newport-on Tay offers a variety of local amenities including local supermarkets, butchers, post office and a pharmacy. Schooling is available through both primary and secondary and is to be found at Madras College in St Andrews. The town also benefits from easy access to Newport, Tayport, Dundee, Tayside, St Andrews, and the East Neuk.

# Viewing Arrangements

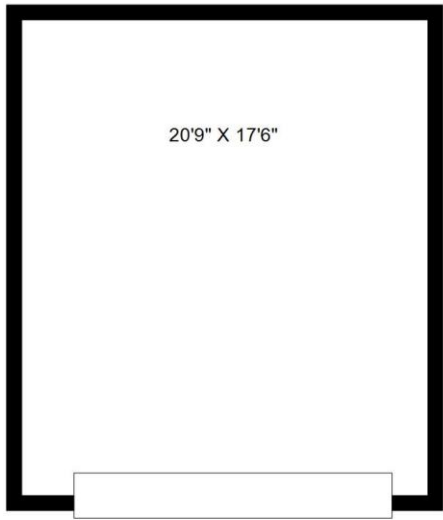
By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)



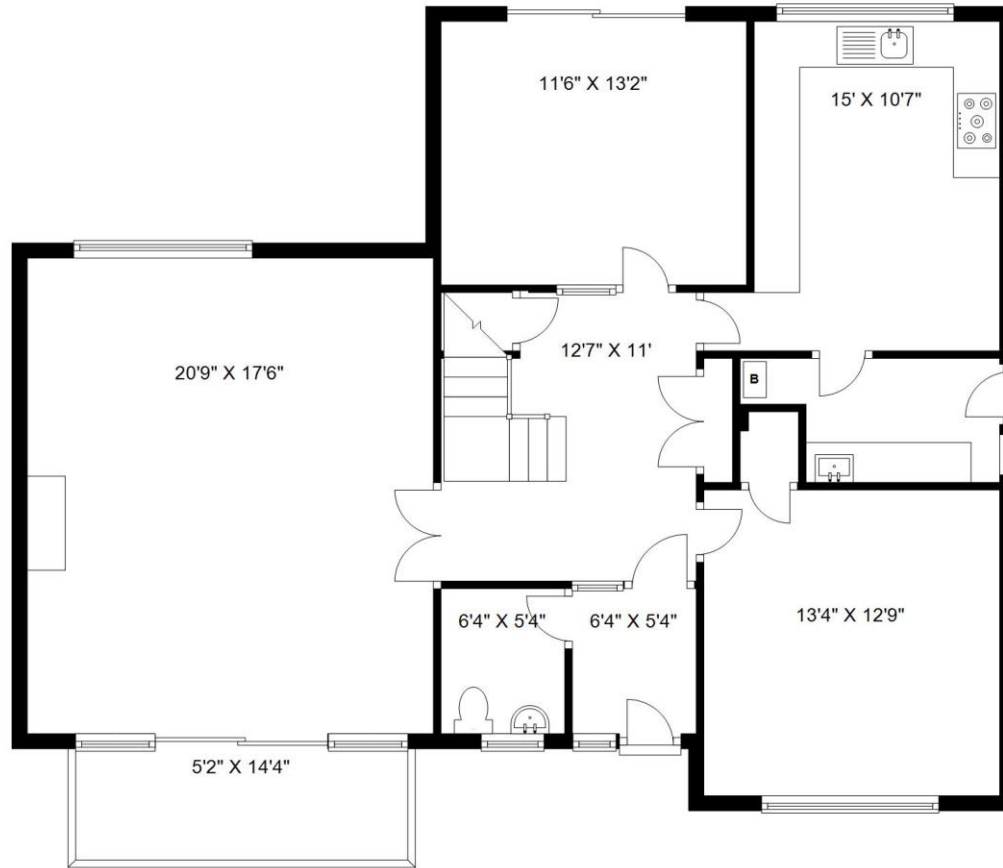




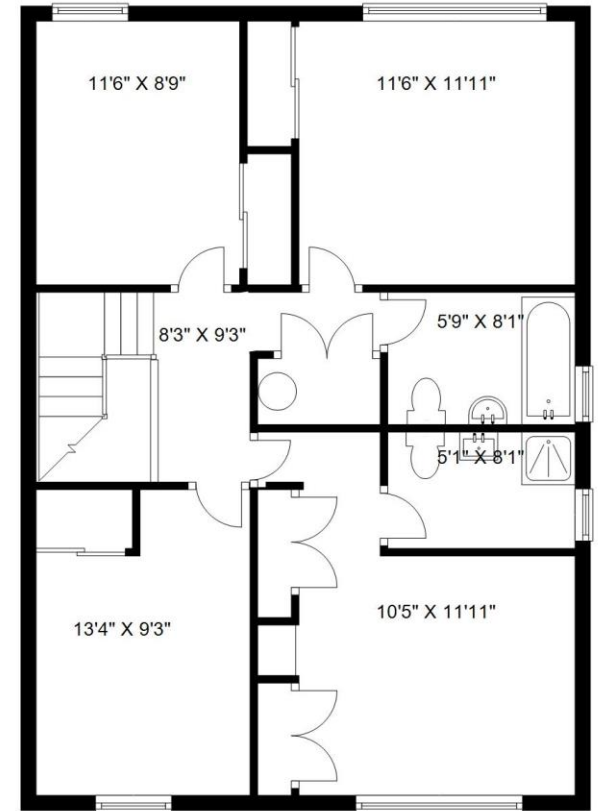
**GROUND FLOOR**  
APPROX. 363.1 SQ. FEET



**FIRST FLOOR**  
APPROX. 1152.0 SQ. FEET



**FIRST FLOOR**  
APPROX. 784.4 SQ. FEET





# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

