



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



### **3 School Road, Wellbank, by Broughty Ferry, Dundee, DD5 3PL**

**Offers Over £130,000**



- Mid Terraced Villa
- Spacious Accommodation
- Quiet Cul de sac
- Front and Rear Gardens
- ECH; UPVC DG
- Vestibule
- Lounge
- Kitchen/Dinette
- Shower Room
- 3 Double Bedrooms

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## 3 School Road, Wellbank, by Broughty Ferry, Dundee, DD5 3PL

This spacious, 3 bedroom MID TERRACED VILLA is situated in a quiet cul-de-sac close to the local Primary School and open fields. The village is a popular 5 minute commute into Broughty Ferry and Dundee in a pleasant rural, countryside setting. The house benefits from 3 double bedrooms, modern fitted kitchen and shower room, replacement, UPVC Double glazed windows and electric storage heaters. There is an easily maintained and enclosed front garden and a sizeable rear garden mainly laid out with lawns and timber garden shed.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

UPVC front entrance door.

#### ENTRANCE HALL

Glazed entrance door. Under stairs storage cupboard.

#### LOUNGE

A sizeable lounge with large window overlooking the front garden. Italian quartz fire surround and fireplace.

#### KITCHEN/DINETTE

Fully fitted with modern white wall and base units. Granite effect worktops with matching upstands. Integral electric hob with stainless steel chimney filter hood. Integrated electric oven and microwave. Upright fridge freezer. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine. Small dining area. Two built in shelf cupboards. Vinyl flooring. Window and door to rear garden.

#### SHOWER ROOM

Fully upgraded. White vanity unit with inset wash hand basin and toilet. Walk in shower compartment with glazed door and thermostat shower and cushion flooring. Opaque double-glazed window. Towel radiator.

### UPPER FLOOR

#### HALL

Large storage cupboard. Hatch to attic suitable for storage.

#### DOUBLE BEDROOM

Built in full length triple wardrobes with mirror sliding doors. Window overlooks front garden.

#### DOUBLE BEDROOM

Built in wardrobe. Shelf cupboard. Window overlooks rear garden.

#### DOUBLE BEDROOM

Built in wardrobe and shelved cupboards. Window overlooks rear garden.

### GARDENS

The front garden is enclosed by hedging and mainly laid out with lawn. The rear garden is mainly open with large lawns. Coal shed and timber garden shed.

### EXTRAS

Included are all fitted carpets, integral kitchen appliances, fridge freezer and automatic washing machine.

### LOCATION

North of Claypotts Castle traffic light junction travel North. At Baldovie Toll turn up and follow the road to Wellbank and Kellas.

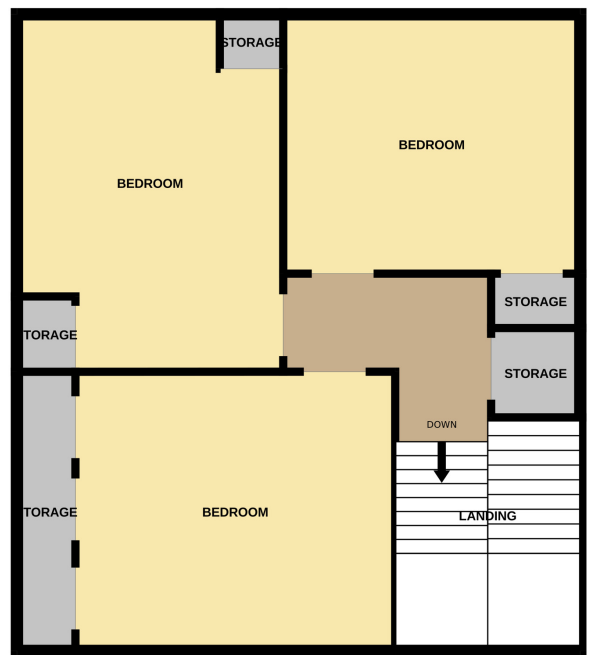
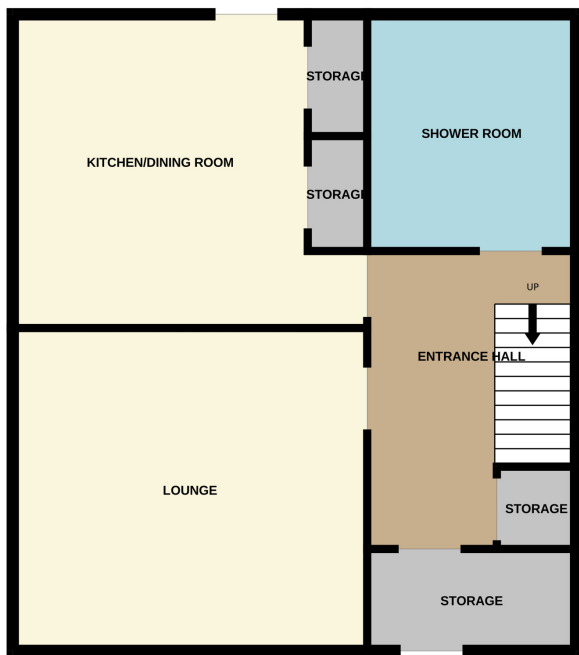
### EPC – E

HOME REPORT VALUATION - £130,000



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## ACCOMMODATION

(All measurements are approx.)

Vestibule	6'6" x 3'9"	(2.00m x 1.18m)
Lounge	14'0" x 13'6"	(4.27m x 4.15m)
Kitchen/Dinette	13'1" x 9'2"	(4.00m x 2.80m)
Shower Room	6'4" x 6'0"	(1.95m x 1.83m)
Double Bedroom	12'3" x 9'5"	(3.74m x 2.90m)
Double Bedroom	11'3" x 9'8"	(3.45m x 3.00m)
Double Bedroom	11'3" x 10'3"	(3.45m x 3.14m)

These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



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