



Iffies End

West Bankhead Farm Cottage,
Kellas By Broughty Ferry,
Dundee, Angus DD5 3QG





Summary

Enjoying a picturesque rural setting affording unrivalled views and just a short drive from Broughty Ferry and central Dundee, this spacious three-bedroom south facing detached cottage sits within wraparound gardens on an enclosed plot with a driveway and double garage. In addition to two good-sized double bedrooms, the interiors boast a principal ensuite shower room, a bathroom, a social dining kitchen with a utility room, and a south facing lounge leading to an equally sunny third double bedroom currently used as a home study. There are appealing opportunities for modernisation and, subject to planning consent, development of the large floored attic.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Secluded country setting close to Dundee
- Detached cottage with great potential
- Vestibule and hall with good storage
- Sunny and spacious lounge
- Bright dining kitchen with utility room
- Three spacious double bedrooms
- Principal en-suite shower room
- Family bathroom with shower-over-bath
- Large floored sky-lit attic
- Mature gardens with open rural views towards the river Tay
- Private driveway and detached double garage
- Oil fired central heating and double glazing



“A bright social dining kitchen with a utility room, and a south-facing living room.”



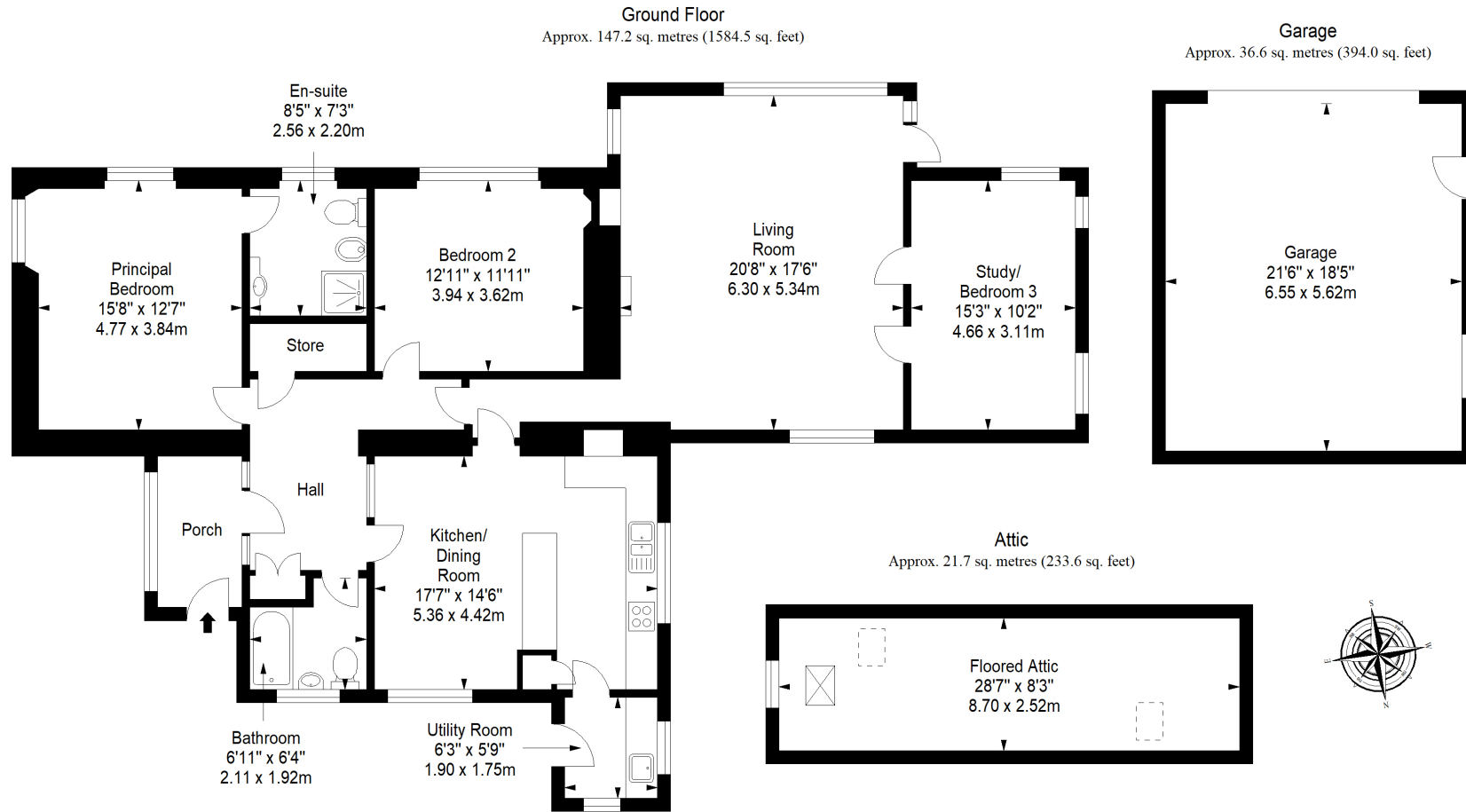




“The cottage promises rural seclusion with open hill views, just a few miles from city amenities and attractions in Dundee.”



Floorplan



Ground Floor
Approx. 147.2 sq. metres (1584.5 sq. feet)

Garage
Approx. 36.6 sq. metres (394.0 sq. feet)

Attic
Approx. 21.7 sq. metres (233.6 sq. feet)

Total area: approx. 205.5 sq. metres (2212.1 sq. feet)



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5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

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165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

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49 Bonnygate, Cupar, KY15 4BY
01334 656564
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Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
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Citypoint, 3rd Floor, 65 Haymarket
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01307 466886
forfarea@thorntons-law.co.uk

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55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



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