






2 Kingennie Road, Wellbank,
Broughty Ferry, DD5 3PG



Immaculate 3-bedroom end-terraced villa in move-in condition in the popular village of Wellbank.

 3 Bed  1 Bath  1 Reception

Lindsays are delighted to offer this immaculate 3-bedroomed end-terraced villa presented to the market in move-in condition and located within the popular village of Wellbank and within easy reach of both Dundee and Broughty Ferry. The property has been very well maintained and offers good sized accommodation with practical benefits including oil central heating and double glazing.

The accommodation comprises on the lower level an entrance vestibule with cupboard, hall with large understairs cupboard, a good-sized lounge with window to the front and a feature fireplace housing an electric fire, stylish kitchen/dining with integrated hob, double oven, extractor hood, fridge and freezer and space for a washing machine and dryer and table and chairs, and the shower room with white suite with thermostatic shower. On the upper floor are three bedrooms, all of which have built-in cupboards or wardrobes. Outside to the rear the garden has areas of lawn and borders, paving and an additional area with lawn, borders and garden shed and brick-built coal shed, whilst the front garden is laid to lawn and borders with large monobloc driveway providing off-street parking for several vehicles. Included in the sale are all fitted floor coverings along with integrated kitchen appliances as detailed and the garden shed.

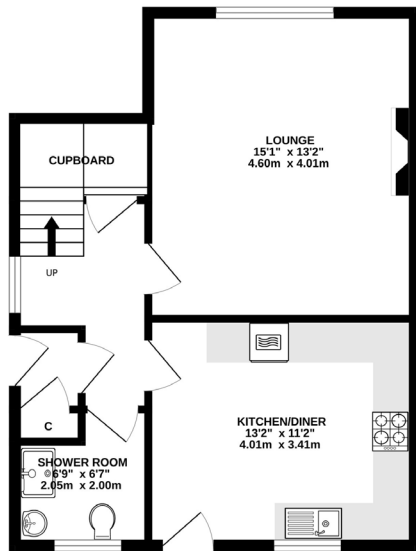
This property will undoubtedly be popular with 1st time buyers and young families, and early viewing is highly recommended to appreciate the very high standard of this lovely home.

Features

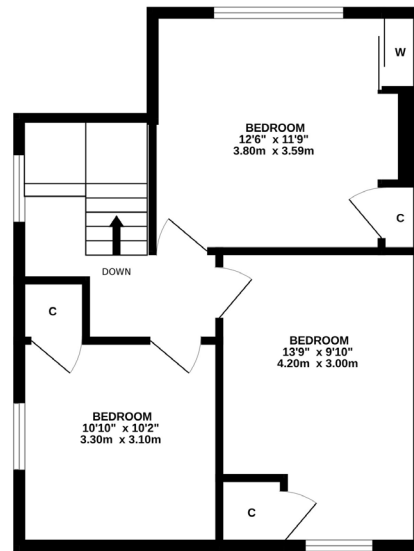
- Vestibule
- Hall
- Lounge
- Kitchen/Dining
- 3 Bedrooms
- Shower Room
- Double Glazing
- Oil Central Heating
- Gardens
- EPC Rating D

Offers Over £170,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Wellbank has a village hall, local shop and post office as well as a local inn and restaurant. It is neighboured by the Kingennie Country Resort, fishery and golf course, also with a renowned restaurant. The village is ideally located just five minutes from Dundee and Broughty Ferry where all main amenities can be found. It is also a short drive from the main Kingsway ring road providing easy commuting to Dundee, Perth and Aberdeen. The local primary schooling can be found in the village and secondary schooling in Monifieth.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

📞 01382 802050

✉️ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.