




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Kellas Road

WELLBANK, ANGUS, DD5 3PE

Broughty Ferry

Wellbank is situated just a short distance from the sought after Broughty Ferry area of Dundee with the centre of Dundee and Monifieth also readily accessible. There is a great community spirit in the village and the local hall offers a lot to the community, with fireworks displays, children's Christmas parties, an over 60's Christmas party, a Hogmanay party and lots of individually run classes such as toddlers, rainbows, kids yoga, sewing, fitness and more. Dundee is the home of the new V&A museum, the area is going through something of a resurgence and is widely regarded as a city on the up. Between them, Dundee, Broughty Ferry, Monifieth and Carnoustie offer an excellent range of shops, services and amenities. Aberdeen and Edinburgh are also within a comfortable driving distance of the property.

Home to an array of wildlife, the landscape around Wellbank offers easy access to some particularly outstanding countryside with hill, wood, river, farmland and coastline all close by. The result is an excellent choice for the outdoor enthusiast with riding, walking, cycling and sailing all readily available. Golfers, in particular, are very well provided for with an excellent selection of highly regarded courses within easy striking distance including the championship course at Carnoustie and the Old Course at St. Andrews which both regularly host the British Open. Forbes of kingennie is also within walking distance of the property, where golfing and fishing are available, with a footpath all the way. Edzell, Alyth, Montrose, Kirriemuir, Forfar and Rosemount golf courses are also close by. For those looking to keep fit, there is a sports complex offering indoor and outdoor tennis, squash and gym facilities within three miles. Shooting and fishing may be taken locally whilst the pretty Angus glens such as Clova, Isla, Prosen, Lethnot and Esk are nearby. For days out the stunning sandy beaches at St. Cyrus and Lunan Bay and the red sandstone cliffs at Arbroath are well within reach.



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Beautifully presented two bedroom semi detached bungalow in Wellbank.

The accommodation comprises of a bright and spacious lounge. The kitchen is fitted with modern wall and base units. The master bedroom is spacious with ample room for free standing furniture, while the second bedroom benefits from fitted wardrobes. The shower room is fitted with a shower enclosure, WC, basin and vanity unit.

Externally, the front garden is mainly laid to lawn with a drive for a number of vehicles. The rear garden is laid in lawn.





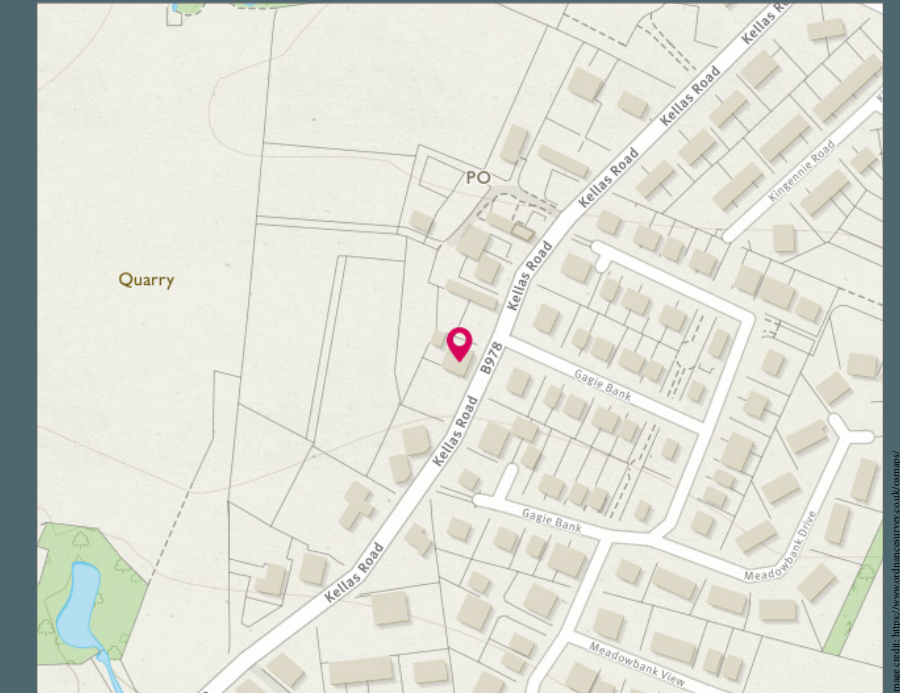
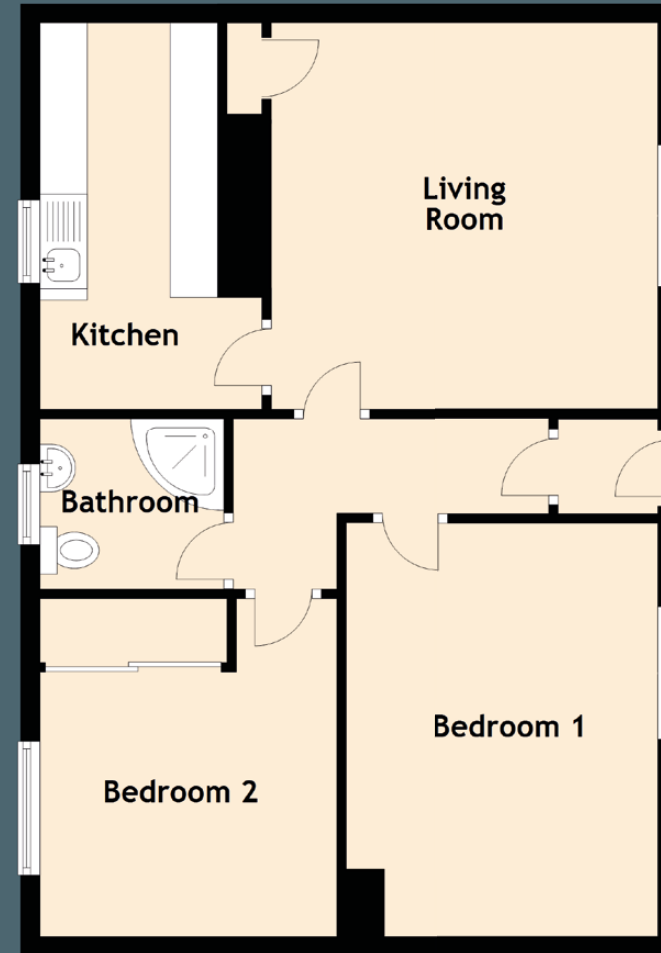
Specifications

Approximate Dimensions (Taken from the widest point)

Living Room	4.14m (13'7") x 4.04m (13'3")
Kitchen	4.08m (13'5") x 2.34m (7'8")
Bedroom 1	4.37m (14'4") x 3.30m (10'10")
Bedroom 2	3.57m (11'9") x 3.13m (10'3")
Bathroom	1.94m (6'4") x 1.81m (5'11")

Gross internal floor area (m²): 61m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings and integrated appliances.





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Part
Exchange
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Text and description
LAURA THOMSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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