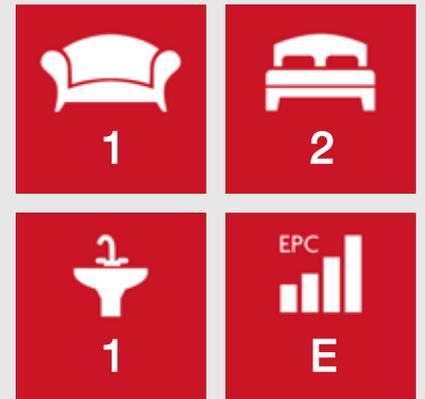




Thorntons
The right way to move

44 Kellas Road, Wellbank,
Broughty Ferry, Dundee, Angus
DD5 3PE





Summary

Beautifully modernised two-bedroom cottage offers a stylish yet cosy retreat in a peaceful rural setting, just a short drive from the coastal charm of Broughty Ferry, and comprises: spacious living room, updated kitchen featuring sleek cabinetry, and quality worktops, two comfortable bedrooms (second bedroom opens onto a bright rear porch) and shower room, Double glazing and LPG heating ensure comfort throughout the year. Outside, a well-maintained private garden offers a tranquil escape and off-street parking adds convenience to this charming home.

Features

- Mid Terraced Bungalow
- Semi-Rural Location
- Lounge
- Kitchen
- Utility Area
- Two Bedrooms
- Shower Room
- LPG Heating; DG; EPC - E
- Off Street Parking
- Council Tax Band B

Room Measurements

Lounge: 18'1 x 11'7 (5.50m x 3.53m)

Kitchen: 13'5 x 11'0 (4.10m x 3.35m)

Utility Room: 6'3 x 5'7 (1.90m x 1.70m)

Bedroom: 11'10 x 11'2 (3.61m x 3.40m)

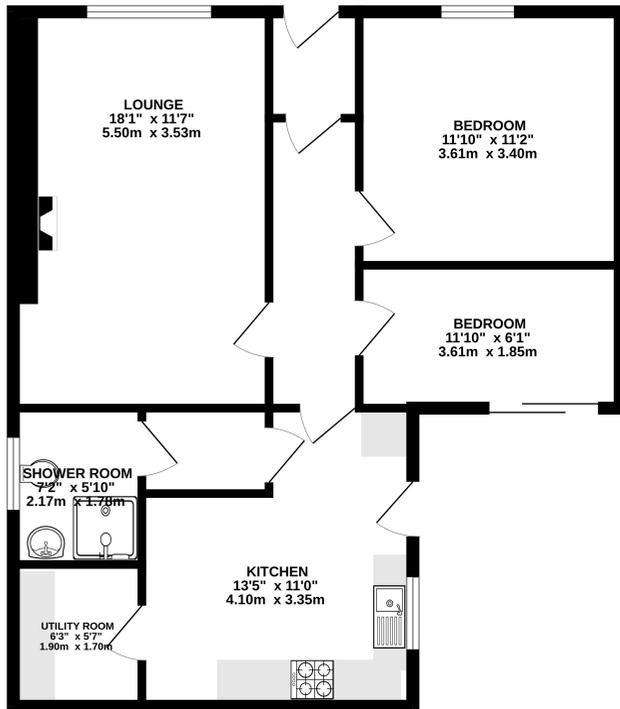
Bedroom: 11'10 x 6'1 (3.61m x 1.85m)

Shower Room: 7'2 x 5'10 (2.17m x 1.78m)



Floorplan

GROUND 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 as to their operability or efficiency can be given.
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