



**Wellbank Farm Steadings,
Broughty Ferry, Dundee, DD5 3PN**



Offers Over £375,000



We are delighted to bring to the market this immaculately presented and deceptively spacious FOUR BEDROOM STEADING within a small development with stunning unrestricted views over the countryside.

The property has been finished to an exceptionally high standard with recently installed dining kitchen to complement the modern fixtures and fittings throughout the property. There is Kamdean flooring across the whole lower level, carpeting to the staircase and the upper level is finished in solid hardwood flooring. Inset lighting is another feature together with brushed chrome sockets throughout. Inset lighting is another feature together with brushed chrome sockets throughout. The property has double glazing and oil fired central heating. PART EXCHANGE CONSIDERED.

In addition to unrestricted views over the surrounding countryside, the property has extensive gardens grounds along with a meadow.

The extensive accommodation comprises entrance vestibule providing access to the W.C. and utility room; welcoming reception hallway which leads to the sun lounge and is open plan to the dining kitchen where there is a staircase providing access to a mezzanine sitting room and guest accommodation with en-suite. Inner hallway giving access to the master bedroom with en-suite, two further double bedrooms, family bathroom and a boiler room/store.

The steading has parking to the front and there is additional private parking to the rear of the building.

The property is situated in an idyllic semi-rural setting with rolling countryside views however is within easy reach of Angus and Dundee making it ideal for the commuter. The village of Wellbank is located approximately half a mile North of the property and there is a primary school in the village. Secondary schooling is available in Monifieth and Broughty Ferry.

The popular seaside town of Broughty Ferry is nearby and has a range of local shops and amenities together with several cafes, restaurants and bars. There is a railway station linking to Dundee, Edinburgh, Glasgow and Aberdeen. Within the town there are many attractions including Broughty Ferry Castle, the Castle Green park and beachfront walks. Further attractions and amenities can be found in the city of Dundee which has the recently opened V&A museum, historic ships, local museums, a mainline railway station, airport, two universities, college and teaching hospital.

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ENTRANCE VESTIBULE

8' 8" x 4' 2" (2.64m x 1.27m)

A part-glazed front door provides access to the vestibule which leads to the W.C. and utility room.

W.C.

5' 9" x 5' 6" (1.75m x 1.68m) Fitted with a white suite comprising W.C. and wash hand basin enclosed within vanity unit with cupboard under. Ladder radiator. Wet-wall to the walls.

UTILITY ROOM

11' 3" x 6' 8" (3.43m x 2.03m)

A very spacious utility room fitted with a base unit incorporating stainless steel sink and drainer unit with space under for a washing machine and tumble dryer. Radiator. Deep sill window to the front.

DINING KITCHEN

25' 1" (at longest) x 14' 5" (7.65m x 4.39m)

The dining kitchen is open plan with the inner reception hall and fitted with an attractive modern range of wall and base units with contrasting work surfaces. Moulded 1½ bowl sink and drainer unit with boiling water tap. Integrated double oven/grill, wine cooler, dishwasher, microwave and hob with extractor over. Space for American-style fridge/freezer. Breakfast bar area. Understair storage cupboard. In addition to the inset lighting to the ceiling, there is under-unit and kickplate lighting. Windows to the side and rear together with high level window which is open plan to the mezzanine level on the first floor.

MEZZANINE SITTING ROOM

19' 8" x 10' 2" (5.99m x 3.1m)

A carpeted staircase from the kitchen provides access to the open plan mezzanine sitting room which has a deep sill window to the rear together with an additional Velux window providing magnificent views over the countryside. Radiator. Fitted mirrored sliding door wardrobes

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with shelving and hanging rail. Glazed double door providing access to the guest suite.

GUEST SUITE / BEDROOM 2

17' 0" x 14' 5" (5.18m x 4.39m)

A very bright and spacious suite with windows to the front and rear, again with magnificent views and additional Velux windows providing an abundance of natural sunlight. Radiator.

GUEST EN-SUITE

10' 4" x 5' 5" (3.15m x 1.65m)

The spacious guest en-suite is fitted with a modern white suite comprising W.C., pedestal wash hand basin and double shower unit. There is partial wet-wall. Deep sill window to the front with Velux window over.

SUN LOUNGE

21' 4" x 17' 2" (6.5m x 5.23m)

A sizeable and airy public room located on the ground floor off the inner hallway and accessed via a glazed door, the lounge has the benefit of double patio doors to each side providing access to decking and patio areas. There are large windows to the rear and each side overlooking the garden and beyond. Radiator.

INNER HALLWAY

49' 10" x 13' 3" (15.19m x 4.04m)

Generously proportioned hall providing access to all further accommodation. Two deep sill windows to the rear. Three radiators. There is a boiler room located off the hall which is approximately 11' 8" x 3' 10" and has the benefit of light and shelving.

BEDROOM 1

19' 8" (into the corridor) x 15' 7" (5.99m x 4.75m)

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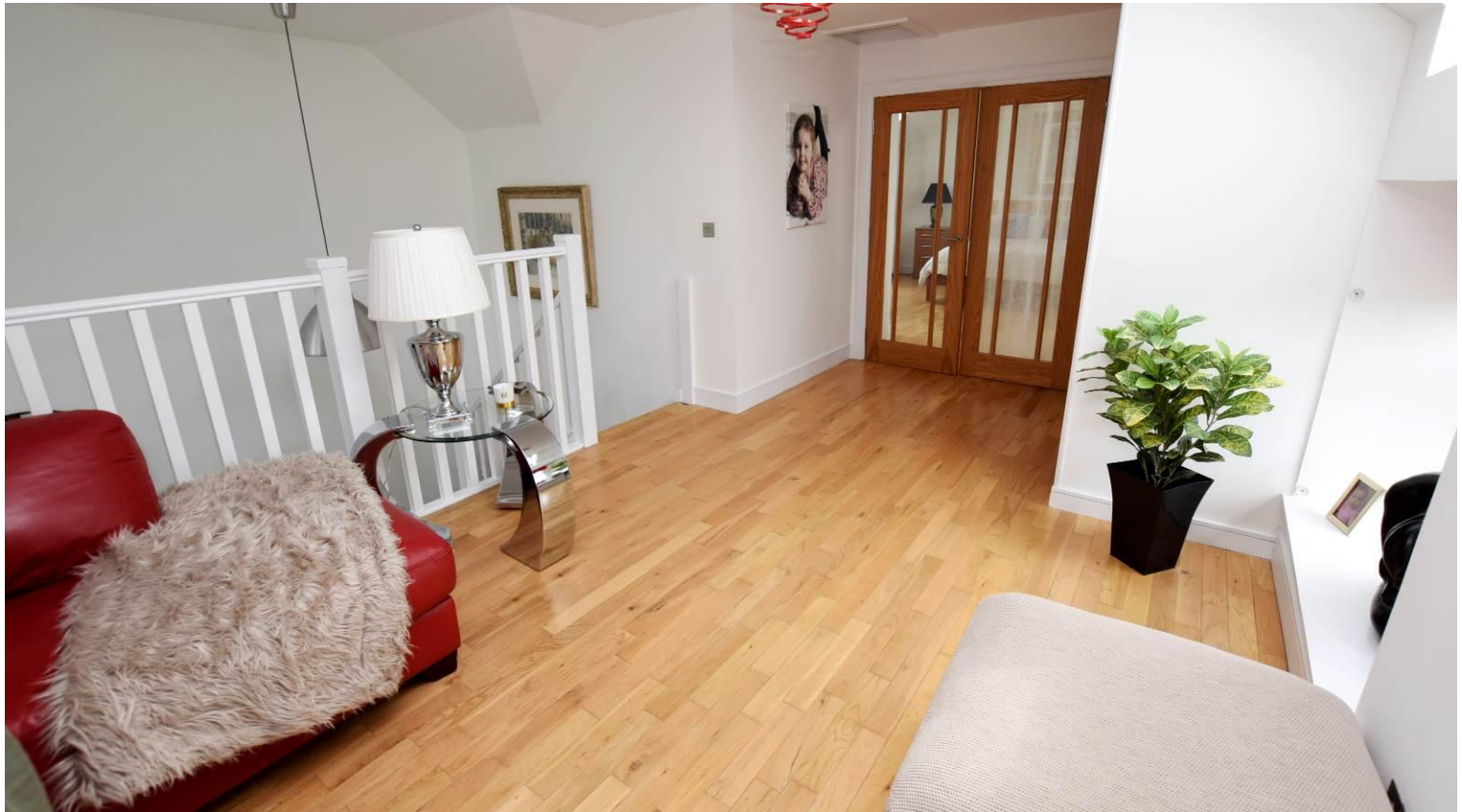
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A spacious and light master bedroom with deep sill windows to the front, side and rear. Triple wardrobe with mirrored sliding doors. Radiator.

BEDROOM 1 EN-SUITE

11' 6" x 6' 11" (3.51m x 2.11m)

A generously sized room fitted with W.C., wide floating wash hand basin, bath and double shower unit. Partial wet-wall. Chrome ladder radiator. Window to the front.

BEDROOM 3

13' 4" x 11' 3" (4.06m x 3.43m)

Another bright and spacious double bedroom with two deep sill windows to the front. Radiator.

BEDROOM 4

11' 5" x 8' 7" (3.48m x 2.62m)

Double bedroom with deep sill window to the front. Wall-to-wall fitted mirrored sliding door wardrobes with shelving and hanging rails. Radiator.

BATHROOM

11' 4" x 7' 4" (3.45m x 2.24m)

Impressive bathroom with white suite comprising roll-top bath, high level toilet cistern and pedestal wash hand basin. Attractive panelling to the walls. Deep sill window to the front. Radiator and heated towel rail.

EXTERNAL

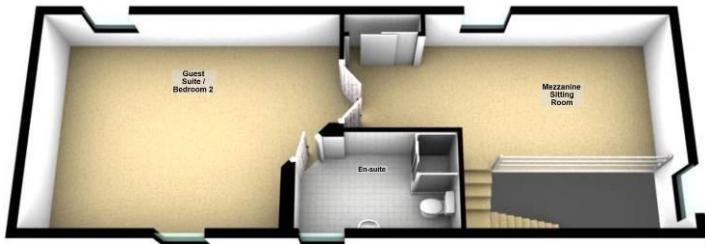
To the front of the building there is a shared courtyard with an adjacent parking area, and a small area of garden ground and path leading to the front door. To the rear there are two further areas of garden ground which are both enclosed, one of which is predominantly laid to lawn with a large paved patio area providing an ideal haven for relaxation and socialising. Within this area is sensor security lighting which can be set to a timer if required. External store. To the further side of the sun lounge is the enclosed decking area and is ideal for enjoying a morning coffee. Beyond this is a further garden area which is laid to lawn. There is also a further area of ground pertaining to the property which could be utilised to suit many requirements, however the current vendors have planted seeds to form a meadow. There is also a further area of







First Floor



Ground Floor



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