



Summerhill, 25 Kellas Road

| Wellbank | DD5 3PE

**Thorntons**   
The right way to move





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## Description

A unique opportunity has arisen to obtain an exceptional 3 storey detached dwelling (completed 2012) which has been finished to high specifications throughout to provide versatile and generously proportioned family accommodation and enjoys uninterrupted views across surrounding countryside from its elevated location.





### Description

The subjects benefit from double glazing, air source heat pump with under floor heating, wet solar panels and will be sold with quality floor coverings, blinds and integrated kitchen appliances included. The accommodation comprises, bedroom 5 with en suite shower room & French doors to the front garden-which can be utilised as an office or games room, the upper floors consist lounge with Juliet style balcony, open plan dining kitchen with island workstation & French doors to the west garden, large utility room, family room, cloakroom, shower room, 4 further bedrooms-master bedroom with en suite shower room and walk-in dressing area, The landings on both upper floor levels have ceiling to floor windows and can easily be used as office/study areas.

Externally the long driveway provides parking and turning for a number of vehicles and leads to the double integral garage with remote controlled door, power and light. The landscaped low maintenance gardens surrounding this executive home have mature trees, shrubs, wood decking patio, artificial turf and a useful shed.

The popular Angus village of Wellbank has a primary school and is close to Forbes of Kingennie Country Resort. Surrounding villages, Broughty Ferry and the city of Dundee are all within easy access.

Early viewing is essential to fully appreciate this outstanding property which is on offer.









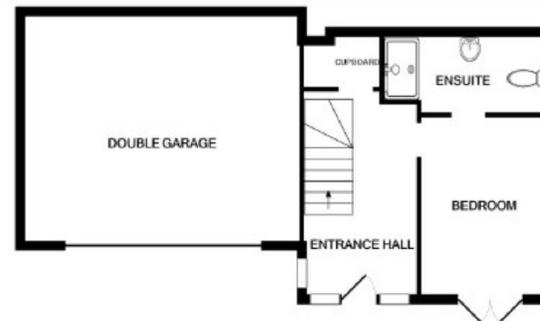
Ground Floor Bedroom 5/Office	15'2 x 8'9	4.62m x 2.67m
En Suite Shower Room	9'7 x 5'0	2.92m x 1.52m
Lounge	19'5 x 15'6	5.92m x 4.72m
Open Plan Dining Kitchen	21'2 x 20'9	6.45m x 6.32m
Utility Room	15'8 x 7'9	4.78m x 2.36m
Cloakroom w.c.	7'9 x 5'4	2.36m x 1.63m
Family Room/Study	14'10 x 8'10	4.52m x 2.69m
Shower Room	15'0 x 5'9	4.57m x 1.75m
Master Bedroom	19'4 x 15'5	5.89m x 4.70m
En Suite Shower Room	7'10 x 5'4	2.39m x 1.63m
Bedroom 2	19'3 x 10'2	5.87m x 3.10m
Bedroom 3	19'3 x 11'5	5.87m x 3.48m
Bedroom 4	17'10 x 8'9	5.44m x 2.67m



GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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