



**3 Applehill Walk, Wellbank, Broughty**

**Ferry, Dundee, DD5 3UH**

**OFFERS OVER £275,000**

Contact Solicitors for an  
appointment to view or  
telephone seller direct outwith  
office hours

**07875273308**

**Chamber Practice** 





- **Semi-Detached Villa**
- **Vestibule & Hallway**
- **Open Plan**  
**Kitchen/Dining/Family Room**
- **Lounge**
- **Family Bathroom**
- **Shower Room**
- **5 Double Bedrooms**
- **Utility Room**
- **DG & Oil Fired Central Heating**
- **Integrated Appliances & White Goods**
- **Excellent Storage Facilities**
- **Private Gardens & Driveway**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this deceptively spacious, extended semi-detached villa situated a quiet cul de sac in the popular village of Wellbank to the north of the City. Local amenities include shop, playpark and primary school with secondary education provided at Monifieth High. Further amenities can be found in the nearby towns of Broughty Ferry and Monifieth and Dundee City Centre is within a 20 minute drive, making this an ideal location for those looking for semi-rural living with straightforward access to the wide range of amenities available in a large City.

This well presented family home provides comfortable, modern living space over two levels with private gardens to front and rear and driveway providing ample off street parking facilities. Practical benefits include oil fired central heating, wood burning stove, double glazing and quality fittings and fixtures.

Accommodation comprises: vestibule leading to hallway with connecting doors to kitchen/dining/family room, lounge, family bathroom and 2 double bedrooms and carpeted staircase leading to upper floor accommodation; extremely bright and spacious open plan kitchen/dining/family room with beautifully appointed kitchen fitted with a range of contemporary units with integrated Neff appliances, clearly defined living/dining areas with feature wood burner and French doors leading to rear garden; utility room with fitted units, washing machine, tumble dryer and free standing fridge freezer and large storage cupboard; bright and airy lounge with front facing window; stylish bathroom with W.C., wall hung vanity unit and bath with electric shower over; and 2 double bedrooms with built in wardrobe/storage facilities. On the upper floor there is an extremely spacious master bedroom and 2 further double bedrooms all with built in wardrobe/storage facilities; and modern shower room with W.C., vanity unit and shower cubicle housing mains fed shower.

This lovely family home is likely to prove popular and early viewing is highly recommended to avoid disappointment.



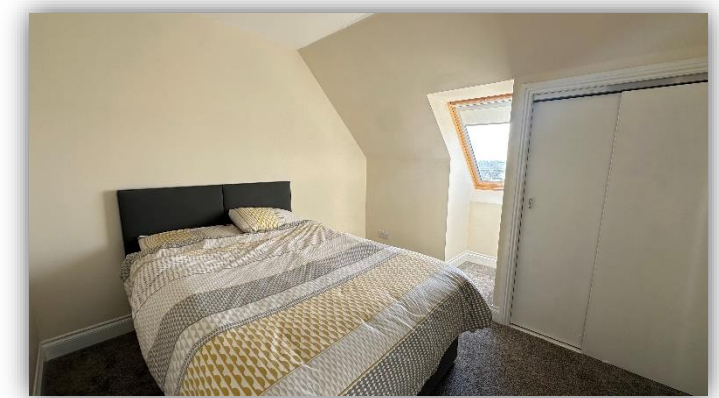
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



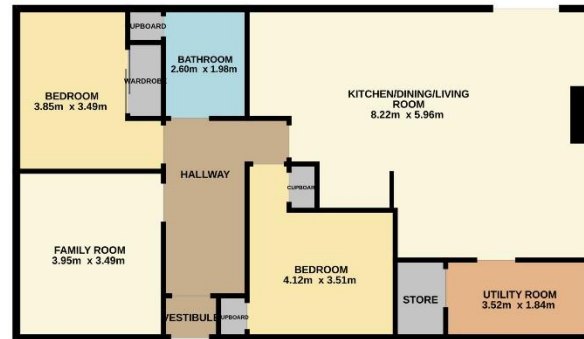








GROUND FLOOR  
106.0 sq.m. approx.

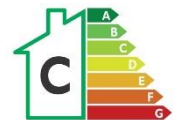


1ST FLOOR  
69.0 sq.m. approx.



TOTAL FLOOR AREA : 175.0 sq.m. approx.

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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*Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances, white goods and garden shed. It should be noted that the integrated dishwasher is NOT in working order.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.