



**HARMONY HOMES**  
ESTATE AGENCY



22 Kingennie Road, Dundee, DD5 3PG

Offers over £160,000



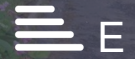
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Offers over £160,000

# 22 Kingennie Road

Dundee, DD5 3PG

Nestled on Kingennie Road in the charming village of Wellbank, Broughty Ferry, this delightful end-terrace house offers a wonderful opportunity for those seeking a blend of rural tranquillity and proximity to urban amenities. Built in 1950, this substantial property spans an impressive 1,076 square feet and is in move-in condition, yet presents ample scope for personalisation and upgrades to truly make it your own.

The home features three generously sized double bedrooms located on the upper floor, providing comfortable and spacious accommodation for families or those wishing to have extra room for guests. On the ground floor, you will find a large living room that seamlessly flows into the kitchen, creating an inviting space for both relaxation and entertaining. The family bathroom is conveniently situated on this level, enhancing the practicality of the layout.

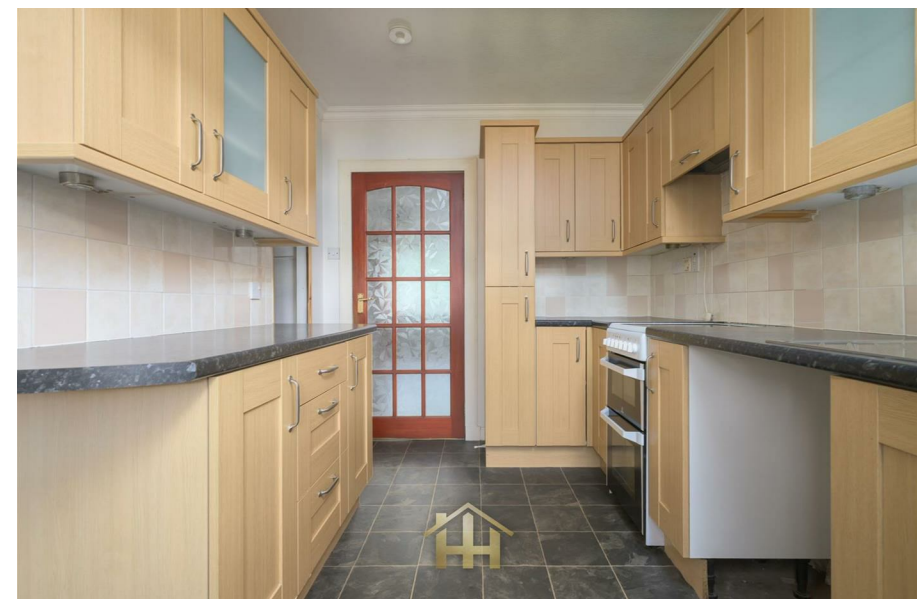
Surrounding the property are front, side, and back gardens, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a garden shed provides useful storage for tools and equipment.

Wellbank is a picturesque village in Angus, located just three miles north of Dundee, making it an ideal location for those who appreciate country walks and a rural atmosphere while still being close to the city. This property is perfect for anyone looking to embrace a peaceful lifestyle without sacrificing convenience. Do not miss the chance to view this lovely home and envision the possibilities it holds.



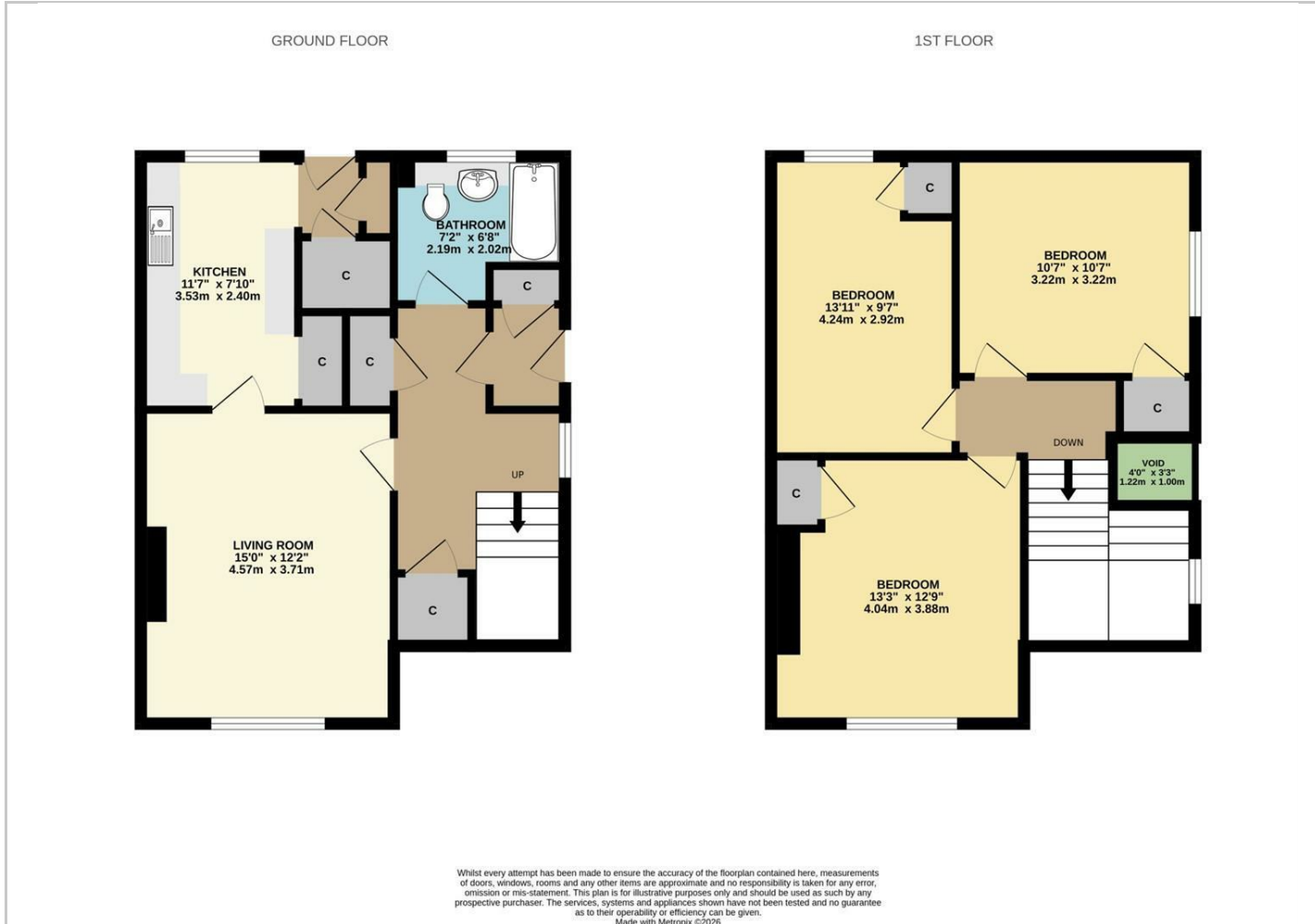


**Directions**

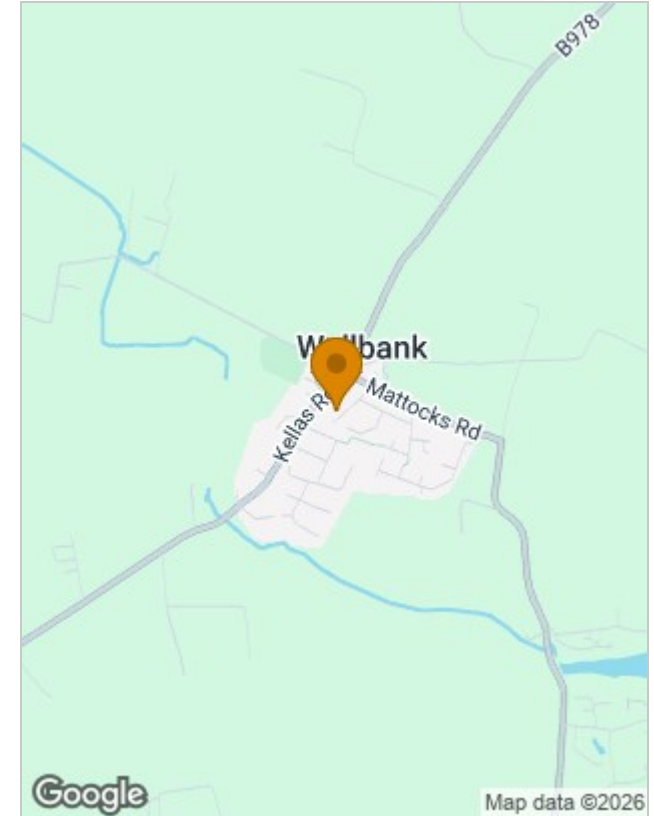




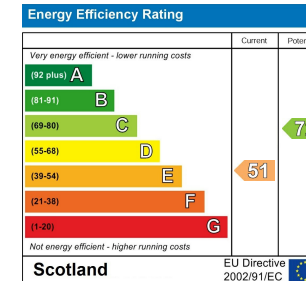
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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