



# ROSIE FRASER

Real Estate



## 13 Kellas Road

Broughty Ferry, Dundee, DD5 3PE

Offers over £55,000



Rosie Fraser Real Estate are delighted to bring to the market this excellent opportunity to purchase a commercial property in prime location in the village of Wellbank.



The property correctly comprises of main premises with small kitchenette/w/c and storeroom. External to the property is an area of green space belonging to the property.

The property is nestled off the main road in Wellbank, a picturesque semi-rural village with the property situated at the end of a quiet residential street.

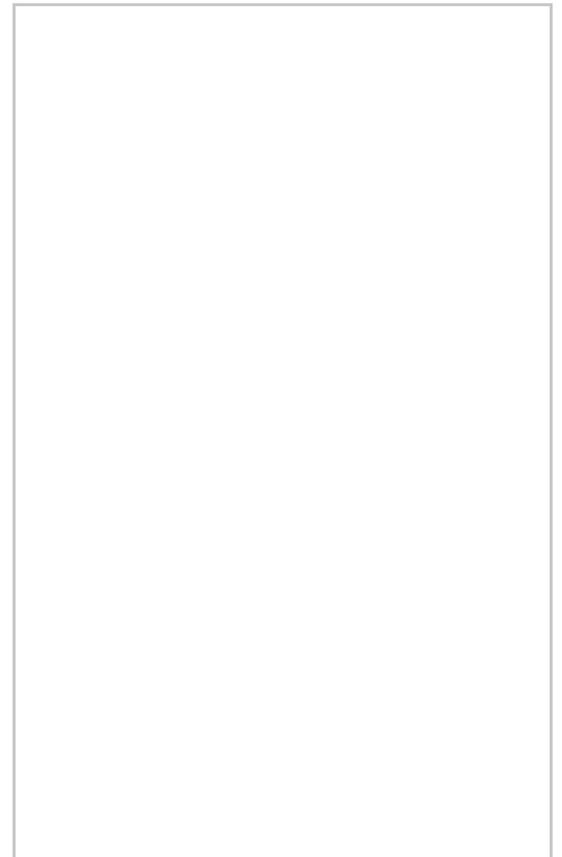
This property offers an excellent opportunity of commercial to residential conversion subject to planning.

Early viewings are advised.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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