



Harwood House | Hillside | Montrose | DD10 9HJ

Offers Over £380,000

£10,000 Below Home Report Valuation

T. DUNCAN & CO.
Solicitors • Estate Agents





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Set in the popular village of Hillside this spacious five-bedroom home with private driveway and secluded location is ideal family home. With Rosemount Primary School right on your doorstep, and further amenities in the town of Montrose this is a must view property. Comprising of entrance hallway, cloakroom, family bathroom, two bedrooms, lounge, kitchen, utility, dining room and sunroom on the ground floor, with a further three bedrooms two with en-suites on the first floor. To the outside the private driveway with electric gates lead down to the property, double garage, enclosed garden with mature trees completes the outside space. The property also benefits from gas central heating and double glazing.

- Detached villa
- Lounge: 14'9 x 17'7 (4.53m x 5.41m)
- Dining Room: 11'2 x 11'8 (3.43m x 3.60m)
- Sunroom: 12'6 x 10'9 (3.85m x 3.34m)
- Cloakroom: 5'8 x 8'1 (1.78m x 2.48m)
- Utility
- Bedroom 1: 11'1 x 7'4 (3.38m x 2.85m)
- Family bathroom: 9'7 x 6'9 (2.95m x 2.11m)
- Bedroom 2: 12'3 x 13'2 (3.75m x 4.04m)
- Kitchen: 15'7 x 11'8 (4.80m x 3.59m)
- Bedroom 3: 8'7 x 11'7 (2.65m x 3.57m)
- Bedroom 4: 15'0 x 18'0 (4.58m x 5.50m)
- En-Suite: 4'4 x 9'1 (1.34m x 2.77m)
- Bedroom 5: 13'2 x 14'1 (4.04m x 4.31m)
- En-Suite: 6'2 x 9'0 (1.90m x 2.75m)
- Front and rear gardens
- Double garage



Double doors open into the entrance vestibule with alarm system, under stairs storage housing the electrics, and shelving.

Glass panel door & side glass panel lead into the main hallway, two radiators, double storage shelved cupboard, hot water tank in a further cupboard, with the staircase leading to the upper level.

Lounge: Spacious front facing room with glass panel door & side glass panel, two windows looking to the driveway and two windows to the side, tv point, ample sockets, two radiators, double glass panel doors lead into the dining room.

Dining Room: Patio doors to the side and double glass panel doors into the sunroom, radiator, door to the kitchen, tv point and ample sockets.

Sunroom: Windows all round overlooking the rear garden, sockets, tv point and radiator.

Cloakroom: Toilet, wash hand basin with vanity unit, tiled with mirror to the wash hand basin, heated towel rail, and window.

Bedroom 1: Front facing with a double wardrobe with shelf and hanging rail and radiator.

Family Bathroom: Four piece comprising wash hand basin, toilet, bath with mixer shower head, shower cubicle, tiled from floor to ceiling, heated towel rail and window.

Bedroom 2: Rear facing with windows overlooking the garden, double wardrobe with hanging rail and shelf, tv point and sockets.

Kitchen: Set to the rear of the property with views over the garden, fitted to modern base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, five burner gas hob with chrome extractor hood above, double oven, integrated fridge freezer and dish washer, ample sockets, tiled splashback, tiled flooring, with access to the dining room and utility.





Utility: Stainless steel sink, radiator, base and wall units, space for automatic washing machine and tumble drier, door leading to the rear garden

Staircase leads to the upper level, three radiators, side and front facing windows.

Bedroom 3: Velux window, wardrobe with shelf and hanging rail, ample sockets, tv point and radiator.

Bedroom 4: Front facing with two windows looking to the driveway, radiator, ample sockets, tv point, two double wardrobes with shelf and hanging rail. **En-suite shower room:** Comprising of toilet, wash hand basin, tiled walk-in shower with power shower above, Velux window, heated towel rail, mirror, shaver point and tiled splashback.

Bedroom 5: Front facing with window looking to the driveway, double wardrobe with shelf, hanging rail and mirror doors, two further built in wardrobes which are both shelved with hanging rail, tv point, two radiators, ample sockets. **En-suite:** Comprises P-shaped bath with shower screen, shower over bath, tiled from bath to ceiling, toilet, his & hers round basins with mirror above and vanity below, heated towel rail and shaver point.





Outside: Electric gates lead onto the private driveway and garden, ample space for several vehicles. Double garage with electric doors and side access, power and light, outside tap within the garage. To the front of the property, it is laid to stones, grassed areas with mature trees. To the rear it is grassed with patio area leading to the whirly with pathway leading round the property.

GROUND FLOOR



1ST FLOOR



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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Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Blinds & light fittings incl.

Local Authority: Angus Council

Council Tax Band: G

Post Code: DD10 9HJ

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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