



15 Omar Avenue | Montrose | DD10 9LE

Offers Over £70,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This park home is located within the Tayock Park development not far from the Montrose town centre. Montrose is a popular, picturesque coastal town where there is an excellent range of local services for its residents, including a variety of shops, health and sports centres, library, and the beautiful beach. Montrose is located midway between the cities of Dundee and Aberdeen on the East coast and is serviced by the main East Coast railway line making it an ideal base to locate. The home comprises of lounge, kitchen diner, shower room and two bedrooms. To the outside there is parking, and the garden area is a mixture of grass and borders with two wooden sheds.

The purchaser will be liable for annual site fees.

- Make/Model: Homeseeker
- Lounge: 10'1 x 19'6 (3.07m x 5.99m)
- Kitchen/Dining: 9'2 x 20'4 (2.82m x 6.22m)
- Bedroom 1: 10'7 x 9'6 (3.25m x 2.93m)
- Bedroom 2: 10'7 x 9'5 (3.26m x 2.91m)
- Shower Room: 4'2 x 5'4 (1.29m x 1.65m)
- Driveway
- Garden and two sheds



Entrance into the porch which leads to the main hallway which has a storage cupboard with shelves and hooks and a radiator.

Lounge: Two bay windows, two radiators and a feature fireplace.

Kitchen/Dining: Bay window, one window over sink area, fitted to modern wall and base units with coordinating worktops incorporating stainless steel sink with mixer tap, double glazed rear door, radiator, storage cupboards, gas boiler, under counter space for fridge and freezer and space for free standing cooker.

Bedroom 1: Double bedroom with fitted wardrobe units, radiator, and window.



Bedroom 2: Double bedroom with fitted wardrobe units, radiator, and window.

Shower Room: Walk in shower with electric shower, window, heated chrome towel rail, vanity to toilet, vanity to wash hand basin and wet walled all round.

Outside: Lock block driveway for parking. The garden area goes around the property, whirly, lock block pathway, stepped decking area leading to the kitchen door, two sheds, front area has a border and laid to mature shrubs, stoned area with path and outside tap.



Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9LE

Home Inspection and Condition 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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143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.