



19 Westwood Walk | Montrose | DD10 9DA

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Set within the popular area of Borrowfield, Montrose this 3-bedroom mid terraced family villa has a great location, with a short walk to the local Primary School and shop. Montrose has a wide range of facilities including High Street shops, supermarkets, health, and leisure centres. Presented in move in condition this is the ideal family home.

Comprising of entrance hall, front facing lounge and kitchen diner complete the downstairs accommodation. Upstairs there are 3 bedrooms and a family bathroom. To the outside the front and rear gardens are low maintenance with stone chippings to the front and the rear. The property benefits from solar panels, gas central heating, double glazing, and external wall insulation.

- Mid Terrace Villa
- Lounge: 10'5 x 16'4 (3.21m x 4.99m)
- Kitchen: 16'3 x 8'9 (4.98m x 2.72m)
- Bathroom: 8'3 x 5'3 (2.54m x 1.62m)
- Master Bedroom: 10'6 x 12'9 (3.22m x 3.93m)
- Bedroom 1: 10'6 x 10'5 (3.22m x 3.21m)
- Bedroom 2: 5'9 x 7'5 (1.79m x 2.28m)
- Low maintenance Front and Rear Gardens
- Off street parking
- Wooden shed





**Entrance Hallway:** Laid to laminate flooring with shelved storage cupboard and coat hooks, radiator, staircase leading to the first floor with storage space below.

**Lounge:** Glass panel door leads into the lounge with front facing window overlooking the garden, radiator, tv point and ample sockets.

**Kitchen:** Rear facing with window looking out to the garden, fitted to modern base and wall units with coordinating black worktops incorporating a stainless-steel sink with mixer tap, tiled splashback on one wall, electric oven, gas hob with stainless steel extractor fan above, space for fridge freezer, space for washing machine, cupboard housing the boiler, tiled floor, radiator, and panelled ceiling with downlighters.



**Family bathroom:** Three piece with corner bath, electric shower over bath, toilet, wash hand basin, tiled from floor to ceiling, window, radiator and panelled ceiling with downlighters.

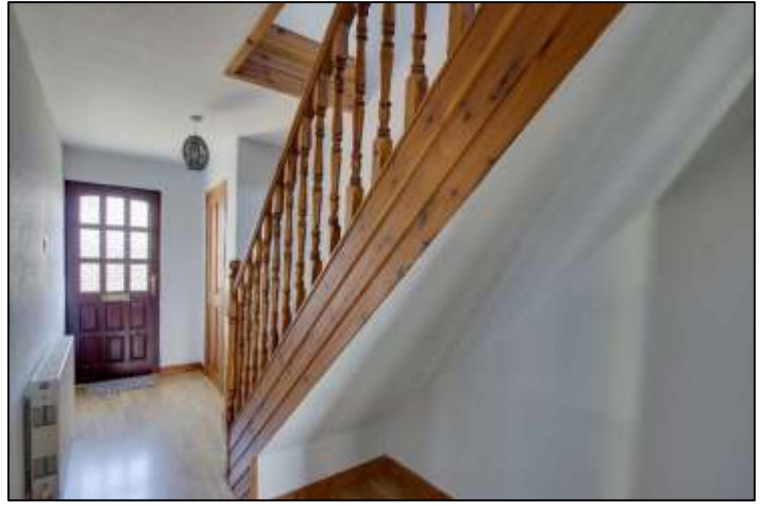
In the upper hallway there is a radiator and access to the loft space.

**Master bedroom:** Rear facing with window overlooking the garden, mirrored wardrobes which are shelved with hanging rail and radiator.

**Bedroom 1:** Front facing with window overlooking the garden, storage cupboard, tv point, sockets and radiator.

**Bedroom 2:** Front facing overlooking the garden and radiator.

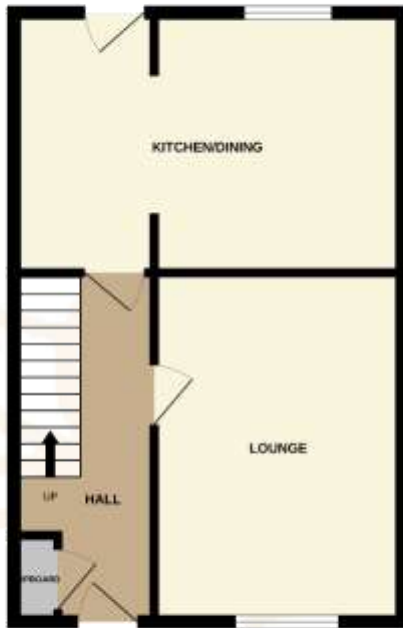
**Outside:** Low maintenance gardens to the front & rear, the front is laid to stones with raised borders and matures plants. The rear is a mixture of slabs and stones, outside tap and wooden garden shed which is included in the sale. There is off street parking to the rear of the property.





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 a guide for 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:** Solar Panels, Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

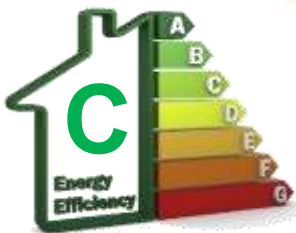
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 9DA

**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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*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.