



11 Broomfield Road | Montrose | DD10 8SY

Offers Over £290,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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An outstanding opportunity has arisen to obtain this individually detached villa which has been carefully extended to provide exceptional and versatile accommodation including open plan kitchen dining sitting room.

Set on a large plot in a central area of Montrose with easy access to all the local amenities, this four-bedroom family home provides bright spacious accommodation set over two floors. Loc block driveway providing off street parking for several vehicles with double length garage, workshop, summer house and shed, mature garden to the front and low maintenance rear garden.

This property is the ideal family home comprises of sitting room, kitchen, utility, family bathroom, cloakroom, sunroom, and four bedrooms.

Viewing is highly recommended to appreciate what this ideal family home has to offer.

- Detached villa
- Family Bathroom: 10'2 x 9'5 (3.12m x 2.90m)
- Utility: 8'3 x 11'1 (2.52m x 3.39m)
- Lounge: 11'5 x 14'4 (3.52m x 4.38m)
- Sunroom
- Kitchen/Dining: 19'1 x 11'5 (5.81m x 3.51m)
- Sitting Room: 10'0 x 15'2 (3.06m x 4.63m)
- Cloakroom: 3'8 x 4'5 (1.16m x 1.38m)
- Bedroom 1: 12'4 x 10'0 (3.78m x 3.05m)
- Bedroom 2: 8'10 x 14'7 (2.65m x 4.47m)
- Master Bedroom: 12'8 x 15'2 (3.91m x 4.63m)
- Dressing Room: 4'1 x 5'9 (1.25m x 1.80m)
- Bedroom 4: 14'7 x 10'6 (4.47m x 3.24m)
- Front and rear gardens
- Driveway with parking for several vehicles
- Garage with workshop
- Wooden Shed, Summer House



Entrance Hall: Double glazed door into the hallway, there are ample storage cupboards, one of which houses the gas boiler.

Family bathroom: Five-piece suite comprising of roll top bath, sink, toilet, bidet, quadrant shower with glass enclosure which is wet walled, chrome heated towel rail and Velux window.

Utility: Fitted to base and wall units incorporating a double sink, integrated washing machine, under counter space for tumble drier and window overlooking the garden and Velux window.

Living Room: Window to the side, downlighters and radiator. This room opens out into the sunroom with door out to the front garden.

Kitchen/Dining: Fitted to base and wall units with a mix of granite and wooden worktops incorporating a 1½ stainless steel sink with mixer tap, tiled splashback, under counter dishwasher, electric oven, hob with extractor fan above, space for free standing fridge freezer, radiator, pine lined ceiling, Karndean flooring, and radiator.

Sitting Room: The triple window looking out to the garden and Velux window flood the room with natural light, door to the side provides access to the garden and two radiators.

Cloakroom: Comprising of toilet and wash hand basin.





Bedroom 1: Fitted wardrobes, radiator, and window.

Bedroom 2: Recess, radiator, and window.

Master Bedroom: Front facing with window overlooking the front garden, radiator, Archway into the dressing room with hanging rail and shelves.

Bedroom 4: Double room with window overlooking the front garden, fitted wardrobes and a walk-in storage cupboard which is shelved with hanging rail providing ample storage.





Outside: The garden ground is well established with a mixer of grass, mature shrubs, borders and trees outlining the west edge. The driveway is a combination of part loc block and tar providing ample parking, with the front areas laid to grass and borders with mature shrubs. The driveway leads to the double length garage with workshop area and wooden shed. To the side of the property the loc blocked pathway leads to the rear grassed area, to the north of the garden there is a workshop/summer house and single garage.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other items are approximate and the responsibility to obtain 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 is given for their operability or efficiency save for what is stated.

Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl. Tiffany style lights shades in the lounge & utility are not included in the sale.

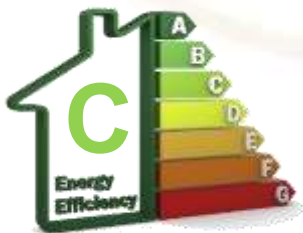
Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 8SY

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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