



4 Loanhead | Hillside | Montrose | DD10 9HD
Offers Over £100,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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A unique opportunity to purchase this semi-detached bungalow set in the popular village of Hillside commanding open views to the South and East of Montrose. The property consists of lounge, bedroom, bathroom and kitchen. The extensive garden with uninterrupted views towards Montrose is laid to a mix of grass, borders with mature shrubs, patio and vegetable plot. Included in the sale is the two wooden sheds and a greenhouse. The property also benefits from gas central heating and double glazing.

- Semi-detached Bungalow
- Lounge: 10'2 x 14'3 (3.13m x 4.37m)
- Bedroom: 10'1 x 12'4 (3.08m x 3.78m)
- Kitchen: 10'7 x 6'7 (3.25m x 2.04m)
- Bathroom: 7'2 x 6'7 (2.19m x 2.05m)



Entrance Hallway: Within the vestibule there is a cupboard and half glass door leading into the hallway, radiator, storage cupboard housing the gas boiler and access to the loft.

Lounge: Front facing overlooking the garden, gas fire with marble hearth and wooden surround and a radiator.

Bedroom: Front facing with window, radiator, two storage cupboards which are shelved with hanging rails with further storage above.

Kitchen: Fitted to modern base and wall units with coordinating work tops incorporating a stainless-steel sink with mixer tap, space for plumbed in washing machine, electric hob and oven, tiled splash back, window and space for free standing fridge freezer (may be included).

Bathroom: Three-piece suite comprising wash hand basin, toilet, bath with shower over, wet walled to bath area, storage space, radiator and window.

Outside: The extensive garden with uninterrupted views towards Montrose is laid to a mixer of stones, grass, borders with mature shrubs, patio, vegetable plot with two wooden sheds and greenhouse to be included in the sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2024

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9HD

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.