



42a Newmanswalls Avenue | Montrose | DD10 9DD

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 semi-detached family house 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 cloakroom, entrance hall, utility, kitchen and lounge complete the downstairs accommodation. Upstairs there are 3 bedrooms and family shower. To the outside the gardens are low maintenance with brick store at the rear along with a wooden shed. The property benefits from gas central heating and double glazing.

- Semi-Detached House
- Cloakroom: 2'10 x 6'8 (0.91m x 2.07m)
- Kitchen: 11'7 x 10'1 (3.56m x 3.07m)
- Lounge: 11'7 x 14'2 (3.56m x 4.33m)
- Utility: 6'4 x 9'7 (1.95m x 2.95m)
- Bedroom 1: 8'9 x 8'7 (2.72m x 2.64m)
- Bedroom 2: 11'10 x 11'10 (3.64m x 3.64m)
- Bedroom 3: 11'2 x 10'1 (3.42m x 3.09m)
- Shower Room: 6'9 x 6'4 (2.10m x 1.95m)
- Front and rear gardens



Entry into the vestibule with glass panel door leading into hallway which is laid to laminate flooring throughout. Ample under stairs storage and radiator.

Cloakroom: Toilet, wash hand basin, heated chrome towel rail and window.

Kitchen: Front facing, fitted to modern base and wall units with coordinating worktops incorporating a stainless-steel sink, tiled splash backs, space for free standing cooker which is included in the sale, two windows, radiator and gas boiler.

Lounge: Rear facing, windows overlooking the rear garden and radiator.

Utility Room: Under counter space, base unit, plumbed for automatic washing machine which is included in the sale.



Storage cupboard situated on the bottom landing of the staircase on the upstairs landing there is access to the loft space.

Bedroom 1: Front facing with window, built in storage cupboard and radiator.

Bedroom 2: Front facing with window, built in wardrobe with sliding doors, hanging rail and shelf and radiator.

Bedroom 3: Rear bedroom with window, built in wardrobe with sliding doors, shelf and hanging rail and radiator.

Shower Room: Walk in shower, wet wall all round on all walls, toilet, wash hand basin, heated chrome towel rail and window.

Outside: To the front the garden is laid to stones and slabs with borders. The rear garden has a brick out house with uPVC door, laid to a mix of slabs, stones, raised borders with mature shrubs, wooden shed (included in sale), drying area with clothes poles, side access gate, outside tap and socket.

GROUND FLOOR

1ST 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.

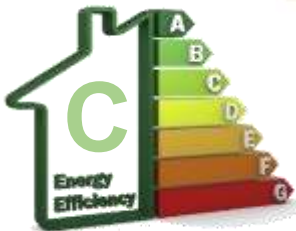
Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 9DD

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.