



Menmuir House | Hillside | Montrose | DD10 9HD

Offers Over £365,000

T. DUNCAN & CO.
Solicitors • Estate Agents





Menmuir House | Hillside | Montrose | DD10 9HD

Offers Over £365,000

We are delighted to bring to the market this immaculately presented four-bedroom family home. Set in the popular village of Hillside this property offers modern, spacious family living while keeping the character of the traditional period features throughout. Ideally set within a short walk to the popular Rosemount primary school and village shop / Post Office. With the local amenities including supermarkets, cinema and leisure centre located in Montrose.

Comprising of stylish modern kitchen, dining room, spacious lounge and cloakroom on the ground floor. Four double bedrooms, modern shower room and utility/laundry room complete the first floor. To the outside there is ample parking for several vehicles with access to the secluded landscaped private garden with summerhouse, potting shed and double garage. The property benefits from new double glazing, Hive controlled gas central heating, solar panels, and electric car charging point.

- Detached Villa
- Dining Room: 13'9 x 13'1 (4.23m x 4.01m)
- Kitchen: 11'6 x 10'10 (3.50m x 3.30m)
- Lounge: 13'5 x 23'6 (4.11m x 7.19m)
- Cloakroom: 4'7 x 8'4 (1.33m x 2.55m)
- Utility/Laundry: 9'5 x 10'2 (2.91m x 3.10m)
- Bedroom 1: 12'1 x 11'10 (3.68m x 3.65m)
- Bedroom 2: 12'1 x 12'6 (3.69m x 3.83m)
- Bedroom 3: 13'8 x 12'1 (4.20m x 3.69m)
- Bedroom 4: 12'2 x 11'6 (3.70m x 3.50m)
- Shower Room: 11'8 x 8'5 (3.60m x 2.59m)
- Summer House: 17'10 x 11'10 (5.48m x 3.65m)
- Double Garage / Workshop / Utility



Entrance Hallway: Composite door and double-glazed window flood the hallway with natural light, period features including roll top radiator, under stairs storage cupboard housing the electrics. Ornate staircase leading to the upper floor.

Dining Room: Front facing with fireplace set on a black tiled hearth with grey surround and mantle, tv point, cornicing, deep skirting boards, window and radiator.

Kitchen: Fitted to modern base and wall units with coordinating worktops and splash backs, incorporating a bowl & half white sink with mixer tap, tiled flooring, integrated dishwasher, integrated fridges and integrated freezer, gas range with six rings, hot plate & double electric oven, extractor fan above, window, roll top radiator and down lighters.

Lounge: Spacious bright room with windows to the front and rear, log burner on hearth with stone surround, two radiators, period features including ceiling roses, tv point, drinks cupboard with shelving, feature display unit built with fitted lights.

Cloakroom: Rear facing with window, sink with vanity unit, toilet and radiator.

Rear Hallway: Panelled walls, cornicing, coat hooks and composite door out to the garden.

Upper Floor Landing: Flooded with natural light from the Velux window with feature stained glass below, there is also loft access.





Utility/Laundry Room: Plumbed for automatic washing machine, privacy window, radiator and storage unit.

Bedroom 1: Front facing with two windows, period corning, tv point and radiator.

Bedroom 2: Rear facing, two double fitted wardrobes with shelves & hanging rails, period corning and radiator.

Bedroom 3: Front facing, two double fitted wardrobes with shelves & hanging rails, loft hatch, period corning and radiator.

Bedroom 4: Rear facing, period corning and radiator.

Shower Room: Modern room with window and Velux window, walk in double length shower with rain forest head and hand held shower, wet walled with in the shower area, sink with vanity unit, toilet, heated towel rail, and radiator.





Outside: To the side there is off street parking with gated access to the rear garden, electric car charging point, further parking to the front of the double garage with electric doors, power and light. Utility and workshop storage space is incorporated to the side and rear of the garage, plumbed for washing machine, base units and sink. Solar panels on the roof of the garage with the batteries for the solar panels and Worcester gas boiler situated within the garage space.

The landscaped garden is laid to a mixture of stone chips, slabs, raised borders to the perimeter with mature shrubs, feature raised bed in the middle, patio area, whirly, potting shed, outside tap. Summer House with power, light and Homecon heating unit, double glazed windows all round, the pool table and hot tub can be purchased by separate negotiation.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.
Hot tub and Pool table can be purchased by separately negotiated.

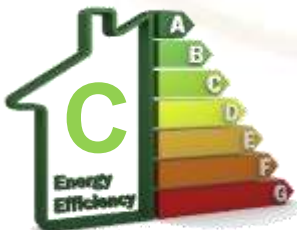
Local Authority: Angus Council

Council Tax Band: E

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



T. DUNCAN & CO.
Solicitors • Estate Agents



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 of 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.