



21 Panter Crescent | Montrose | DD10 9BH
Offers Over £320,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Viewing is a must to appreciate the size and style of this detached 4-bedroom family home with an internal floor area of 160m². Located within a very popular residential area this delightful family home has everything required for today's modern living. Comprising of entrance hall, lounge, sitting room, kitchen, utility, shower room and two bedrooms on the ground floor with a further two bedrooms and bathroom on the first floor. To the outside the monobloc driveway provides parking for several vehicles and leads to the garage, with established gardens to the front. The rear is divided between grass, decking and patio which will include the summer house. The property benefits from double glazing, gas central heating and solar panels, the batteries for the panels are for sale by separate negotiation.

- Detached Chalet Style Dwellinghouse
- Shower Room: 6'7 x 5'3 (2.06m x 1.63m)
- Bedroom 1: 11'8 x 10'8 (3.58m x 3.32m)
- Bedroom 2: 11'7 x 15'3 (3.58m x 4.67m)
- Lounge: 21'1 x 11'8 (6.45m x 3.59m)
- Kitchen: 14'6 x 13'8 (4.45m x 4.21m)
- Utility: 7'5 x 5'4 (2.29m x 1.65m)
- Sitting Room: 13'5 x 15'0 (4.12m x 4.58m)
- Bedroom 3: 11'1 x 17'5 (3.40m x 5.33m)
- Bedroom 4: 10'0 x 17'7 (3.06m x 5.39m)
- Bathroom: 5'2 x 8'2 (1.60m x 2.51m)
- Solar Panels
- Front and Rear Gardens
- Garage with Driveway
- Summer House



Entrance Hallway: Double glazed door with side glass panel, laminate flooring and panel radiator.

Shower Room: Three-piece suite comprising toilet, wash hand basin with vanity unit, walk in shower with glass enclosure, downlighters, wet wall all round, laminate flooring and heated chrome towel rail.

Bedroom 1: Front facing with window overlooking the front garden, radiator, feature wall, sockets and USB sockets.

Bedroom 2: Currently utilized as a dressing room, window overlooking the garden, radiator, quadruple wardrobes with modern coloured sliding doors with shelving and hanging rails.

Lounge: Bright spacious room with modern wall panel radiators, wood burner on a slate hearth with wooden mantle, feature wall, laminate flooring, patio doors with glass side panels leading out onto the decking area.

Sitting Room: Views to the rear garden, two windows, patio doors leading out onto the decked area, single and double storage cupboards with shelving, picture rail and radiator.

Kitchen: Fitted to modern base and wall units with feature shelving, coordinating worktops & splash back incorporating a white 1½ sink with mixer tap, integrated dish washer, Bosch induction hob with black extractor above and tiled splashback, Zanussi double oven, wine cooler, breakfast bar, integrated fridge freezer, and integrated fridge.

Utility: Laid to laminate flooring, shelved alcove, plumbed for automatic washing machine with space for free standing tumble drier, wood panelling to dado height and double-glazed door leading to the side of the property.





Within the stairwell there is open storage space, Velux window two storage cupboards and radiator on the top landing.

Bedroom 3: Two Velux windows and two radiators.

Bedroom 4: Two Velux windows, two radiators and eaves storage.

Bathroom: Three-piece suite comprising of toilet, wash hand basin with vanity unit, bath with electric shower, wet wall all round, Velux window, downlighters and heated white towel rail.





Outside: To the front the monobloc driveway provides parking for several vehicles and leads to the garage, grassed area is edged with borders with mature shrubs. There is side access to the rear garden from both sides of the property. The rear garden is landscaped to grass, decking and patio area with surrounding mature shrubs. The summer house has power and light and is included in the sale with the hot tub by separate negotiation. Outside taps, storage to the rear of the garage, that garage also has power and light.



Services: Central Heating, Double Glazing & Solar Panels

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

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9BH

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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