



40 Mallard Drive | Montrose | DD10 9ND

Offers Over £190,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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**Offers Over £190,000**

Set in the popular residential area of Montrose this immaculately presented three-bedroom property is presented in move in condition, perfect for a family and early viewing is recommended. Comprising of entrance hall with shower room and storage cupboard, lounge, and kitchen diner on the ground floor. Master bedroom with en-suite shower room, two further bedrooms and family bathroom complete the first-floor accommodation. To the outside there is off street parking for several vehicles to the front. Beautifully maintained gardens to the front and rear with a shed, summer house, outside tap and power point. The property benefits from gas central heating, double glazing, and neutral décor throughout.

- Semi Detached villa
- Shower Room: 3'5 x 6'6 (1.06m x 2.02m)
- Lounge: 13'1 x 18'6 (4.00m x 5.66m)
- Kitchen/Diner: 16'9 x 9'2 (5.15m x 2.81m)
- Family Bathroom: 8'1 x 6'0 (2.47m x 1.83m)
- Master Bedroom: 9'1 x 14'5 (2.78m x 4.43m)
- En Suite: 8'1 x 8'6 (2.47m x 2.63m)
- Bedroom 2: 13'3 x 9'1 (4.07m x 2.79m)
- Bedroom 3: 7'4 x 9'4 (2.25m x 2.87m)
- Front and rear gardens



**Entrance Hallway:** Radiator, staircase to the upper floor, shelved cupboard and laminate flooring throughout the ground floor.

**Shower Room:** Comprising of wash hand basin, toilet, quadrant shower with glass enclosure and wet walled, front facing window.

**Lounge:** Front facing with window overlooking garden, two radiators, under stairs storage cupboard, laminate flooring throughout.

**Kitchen/Diner:** Fitted to wall and base units with coordinating worktops & splashback, incorporating 1½ black sink, gas hob, electric oven, dishwasher, washing machine and fridge are included in the sale, gas boiler, laminate flooring, radiator, patio doors leading to the back and side door access.

**Upper Landing:** Window, radiator and loft access with Ramsay ladder.

**Family bathroom:** Comprising of jacuzzi bath, toilet, wash hand basin with drawer vanity unit, heated towel rail, tiled floor, tiled to bath area and electronic mirror.

**Master bedroom:** Front facing, double wardrobe with mirror doors, laminate flooring and radiator.

**En Suite:** Walk in shower with rain forest, toilet, wash hand basin with vanity unit, mirror above sink, tiled floor, tiled floor to ceiling, heated towel rail and window.

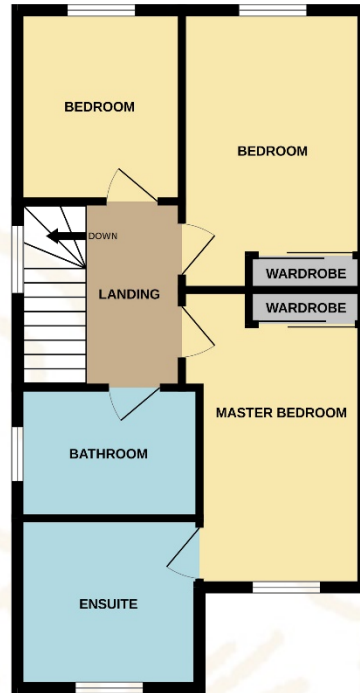
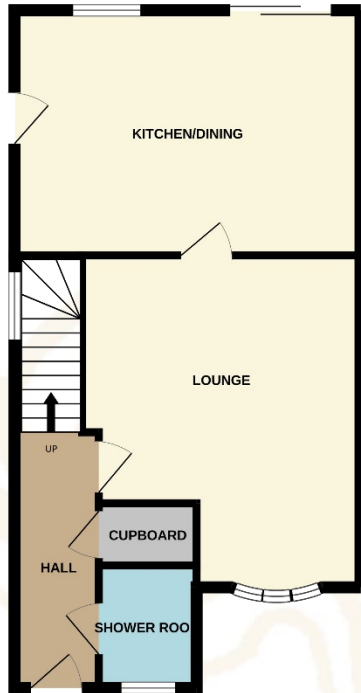
**Bedroom 2:** Laminate flooring, double wardrobe with mirror doors, radiator and window.

**Bedroom 3:** Laminate flooring, radiator and window.





**Outside:** The front garden is landscaped to stones and slabbed area with mono block driveway providing parking for several vehicles, side access to the rear garden. To the rear the garden is also landscaped to slabs, artificial grass, stone border area, raised flower beds, outside tap, electric point, the summer house and shed are included in the sale.



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.  
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**Services:** Gas Central Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD10 9ND

**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.*

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