



16a Southesk Street | Montrose | DD10 8BJ

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Ideally located in the centre of Montrose this four-bedroom property is the perfect family home which includes a private garden. Close to all the local amenities of shops, supermarkets, leisure centre, and primary & secondary schools all within walking distance. Set over two floors with an internal floor area of 126m². Comprising of lounge/dining, kitchen, two bedrooms, shower room on the first floor, the master bedroom with en-suite and fourth bedroom are situated on the second floor. The property benefits from gas central heating and double glazing.

- First and Attic Flat
- Shower Room: 4'8 x 7'7 x (1.47m x 2.34m)
- Kitchen: 9'8 x 11'3 (2.98m x 3.44m)
- Bedroom 1: 13'5 x 12'4 (4.01m x 3.78m)
- Bedroom 2: 11'3 x 10'9 (3.46m x 3.33m)
- Lounge/Dining: 12'4 x 20'8 (3.78m x 6.34m)
- Bedroom 3: 11'5 x 13'7 (3.50m x 4.19m)
- Master Bedroom: 15'4 x 13'7 (4.69m x 4.19m)
- En Suite: 5'9 x 6'5 (1.79m x 1.98m)
- Private Garden



Entrance Hallway: Laid to Karndean flooring, radiator and staircase to the upper floor.

Shower Room: Toilet, wash hand basin with vanity unit, tiled on all walls, window, radiator, walk in shower with electric shower and panelled ceiling.

Kitchen: Fitted to base and wall units with coordinating work tops incorporating a white sink with mixer tap, tiled splash backs, under counter space for dish washer and washing machine, free standing space for cooker, window, radiator and gas boiler.

Bedroom: Front facing with window, radiator, shelved alcove, double wardrobe with hanging rail and single shelved cupboard.

Bedroom 2: Rear facing, radiator, shelved alcove, double wardrobe which is shelved with hanging rail and shelved single wardrobe.

Lounge/Dining: Spacious room with two windows overlooking Balmain Street, under window storage cupboard housing the gas meter, period features, radiator, electric fire set on a marble hearth with marble background and wooden surround.

Bedroom 3: Two windows, walk in wardrobe with hanging rails and radiator.

Master bedroom: Two windows, radiator, walk in wardrobe with hanging rails.

En Suite: Bath, toilet, wash hand basin, mixer shower head over bath, tiled to dado height all round.

Outside: Private garden which is laid to grass with raised border areas and fixed greenhouse.

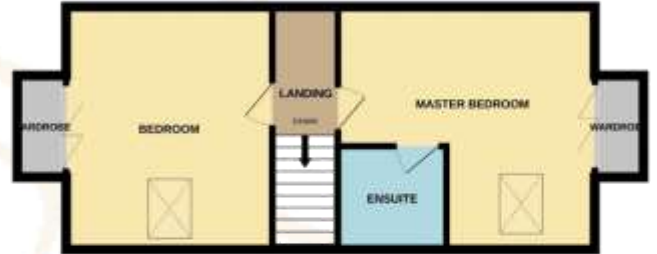




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BJ

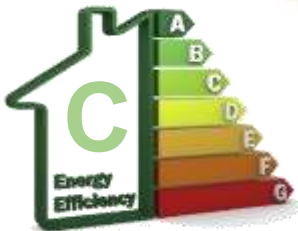
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

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.