



9AW

| 4-6 Nursery Road, Montrose | DD10

**T. DUNCAN & CO.** Offers Around £199,950

Solicitors • Estate Agent





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## Offers Around £199,950

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Situated in an ideal location within a popular residential area of Montrose this semi-detached house is close to all the local amenities and services including shops, supermarkets, schools, cinema, and railway station. The property benefits from gas central heating and is partly double glazed. On the ground floor there is the lounge, 2 bedrooms, kitchen/dining room, utility room and bathroom. On the first floor there is a further 3 bedrooms and ample storage. To the rear of the property you will find the beautiful garden that is nestled away from the main street and off street parking is available within the garage.

- Semi-Detached
- Lounge: 11'3 x 15'7 (3.46m x 4.80m)
- Bedroom 1: 12'9 x 10'5 (3.95m x 3.20m)
- Bedroom 2: 9'3 x 10'7 (2.84m x 3.27m)
- Bathroom: 6'8 x 6'4 (2.08m x 1.94m)
- Kitchen: 8'9 x 17'1 (2.74m x 5.22m)
- Utility: 7'7 x 6'1 (2.34m x 1.86m)
- Bedroom 3: 12'9 x 13'1 (3.96m x 3.99m)
- Bedroom 4: 15'6 x 12'9 (4.77m x 3.96m)
- Bedroom 5: 16'1 x 8'2 (4.90m x 2.50m)
- Garage: 9'8 x 17'5 (3.00m x 5.34m)
- Outside Toilet: 6'3 x 5'2 (1.93m x 1.58m)



**Entrance Hallway:** Radiator, cupboard which houses electrics and staircase that leads to the first floor.

**Lounge:** Bright spacious room that is front facing with a window overlooking the front of the property and another looking out to the side, radiator, feature electric fireplace with marble hearth and a shelved alcove with glass display cabinet.

**Bedroom 1:** Front facing with radiator and fitted wardrobe with hanging rail and shelved cupboard.

**Bedroom 2:** Rear facing, radiator, two double wardrobes with railing. Bedroom leading to hallway which has a shelved cupboard.

**Bathroom:** Bathroom is rear facing with three-piece suite comprising of toilet, wash hand basin and bath with overhead shower, radiator and tiled throughout.

**Kitchen:** Kitchen is rear facing looking over the garden fitted to base and wall units with coordinating worktops, stainless steel sink with draining area and a pantry style cupboard which goes under the stairs with a shelf therein, Bosch fridge freezer Hotpoint freestanding cooker and extractor hood.

**Utility:** Rear facing room with space for a washing machine to be plumbed, shelved cupboard and Worcester boiler is housed in here. Side door that leads out to the Garage.



**Bedroom 3:** Front facing room with radiator.

**Bedroom 4:** Front facing, radiator and access to eaves.

**Bedroom 5:** Rear facing with window which overlooks the back of the property and a window to the side of the property. There is a radiator, a cupboard which houses hot water tank and a linen cupboard.

**Garage:** Located to the side of the property fitted with wooden garage door, houses the gas meter and has power supply.

**Outside Toilet:** This is located to the rear of the property fitted with wash hand basin, toilet, and fitted with light.

**Potting Shed:** Stainless steel sink with cold water access.

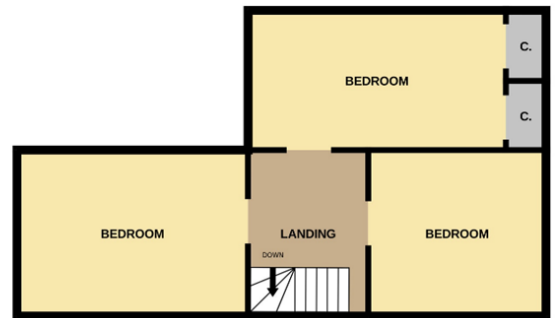
**Garden:** Located at the rear of the property, a large, mature and well-maintained garden with lawns, shrubs, fruit and vegetable growing areas and drying green.

Two sheds at the top of the garden one with power supply. A greenhouse and summer house with power located in the bottom half of the garden.

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 Hotpoint free standing oven and Bosch Fridge freezer.

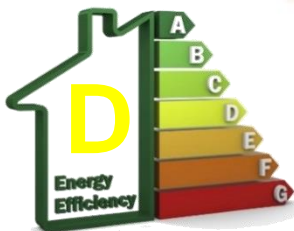
**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD10 9AW

**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 is a draft Schedule.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.