



8 Bellevue Terrace | Montrose | DD10 9RY

Offers Over £145,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Nestled in the fishing village of Ferryden this three-bedroom detached bungalow is presented in move in condition. Comprising of open plan kitchen/lounge, master bedroom with en-suite, two further bedrooms and bathroom. The outside space is low maintenance with parking and wooden shed. The property also benefits from electric wet central heating and double glazing. Viewing is highly recommended to appreciate the views and what this property has to offer.

- Detached Bungalow
- Bathroom: 9'3 x 5'2 (2.83m x 1.59m)
- Bedroom 1: 12'1 x 9'1 (3.70m x 2.79m)
- Bedroom 2: 12'5 x 9'7 (3.80m x 2.97m)
- Master Bedroom: 11'1 x 11'1 (3.39m x 3.39m)
- En-Suite: 3'1 x 11'0 (0.95m x 3.36m)
- Lounge/Kitchen 16'4 x 18'7 (4.99m x 5.69m)
- Driveway
- Garden



Entrance Hallway: Storage cupboard housing the wet central heating and fuse box, radiator, access to the loft and laminate flooring which continues into the kitchen/lounge.

Bathroom: Three-piece suite comprising wash hand basin with vanity unit and mirror above, chrome heated towel rail, toilet, bath with shower over bath, bath screen, tiled to bath area and frosted window.

Bedroom 1: Two windows, tv socket, sockets and radiator.

Bedroom 2: Rear facing with two windows, radiator, sockets, tv point and views across the field.

Master Bedroom: Window overlooking countryside to the rear, sockets, tv point, mirror doors with shelved wardrobe with hanging rail and radiator.

En suite: Wash hand basin with vanity unit, toilet, heated towel rail, walk in shower which is tiled and window.

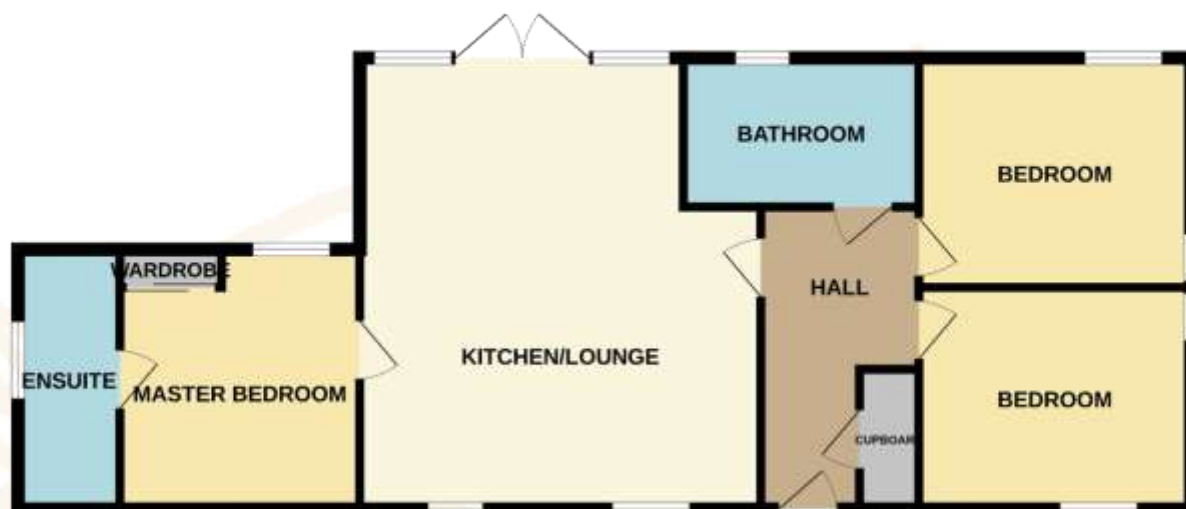
Lounge/Kitchen: Open plan and fitted to modern wall and base units with coordinating work tops incorporating stainless steel sink with mixer taps, breakfast bar with storage below, integrated fridge freezer, wine chiller, oven, hob with extractor hood above, glass splashback, integrated washing machine, integrated dish washer, integrated microwave, two windows, laminate flooring throughout, tv point, ample sockets and patio doors leading to the outside.

Outside: Low maintenance garden ground with lock block driveway, laid to slabs with stone chipped border, to the side of the property there is a wooden shed, bin storage, pathway all-round the property and a whirly to the side.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2024

Services: Electric Wet Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9RY

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