



| 41 Rosehill Road, Montrose | DD10 8RY

Offers Over £225,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This bright spacious family home is located within a very popular residential area of Montrose and viewing is highly recommended to appreciate the generous size of accommodation on offer. Located within a desirable area of Montrose just a short walk from the town centre, supermarkets and other local amenities including the golf course and the beach. A great selection of Nursery's, Primary Schools and the Academy on your doorstep making this an ideal family home.

Comprising of spacious living room, kitchen/dining room, 3 bedrooms, family bathroom and wet room. To the outside front and rear gardens with shed and a garage. Benefiting from double glazing, ample storage and Gas central heating.

- Semi-Detached
- Wet Room: 4'2 x 7'8 (1.27m x 2.38m)
- Living Room: 11'7 x 17'9 (3.56m x 5.45m)
- Bedroom 1: 13'5 x 7'9 (4.13m x 2.40m)
- Dining Room: 11'7 x 16'6 (3.58m x 5.07m)
- Kitchen: 11'4 x 8'8 (3.47m x 2.69m)
- Bedroom 2: 12'3 x 14'1 (3.75m x 4.30m)
- Family Bathroom: 8'0 x 6'9 (2.44m x 2.11m)
- Bedroom 3: 9'8 x 14'1 (2.99m x 4.31m)
- Garage: 16'6 x 7'9 (5.06m x 2.42m)



Entry Vestibule: Entry through double glazed UPVC panelled door with a double glazed window to the side filling the vestibule and hallway with light. Entry into hallway through glass panelled door, radiator, corning and cupboard with light and shelves.

Wet Room: Completely wet walled, chrome towel heater, toilet, wash hand basin and shower cubicle.

Living Room: Front facing with feature electric fireplace, radiator, 15 glass panelled door, corning and ceiling rose.

Bedroom 1: Single bedroom, radiator, double glazed window overlooking the side of the property. Bedroom is fitted with a wardrobe that is shelved and has a light.

Dining Room: Bright spacious dining area with radiator and double glazed patio doors which lead you out to the back garden. This forms an open plan kitchen/dining area for the family to enjoy.

Kitchen: Just off the dining room the kitchen is fitted with white base and wall units with coordinating worktops, there is space for a fridge/freezer, washing machine and dish washer, there is a fitted oven and hob. The kitchen is rear facing overlooking the back garden.





Bedroom 2: This double bedroom faces the front of the property with a large window that fills the room with light. There is a double fitted wardrobe with hanging rail and shelves.

Family Bathroom: Bathroom comprising of three-piece suite with an electric shower over the bath, toilet, sink and chrome towel radiator and window overlooking the side of the property.

Bedroom 3: This rear facing room is fitted with a double wardrobe with hanging rail and shelf and a further fitted wardrobe with three sliding mirrored doors with hanging rails and shelves, radiator.

Access into the loft just outside of bedroom 3, there is a storage cupboard with shelves and further access to roof space which houses a Worcester Boiler.

Back Garden: The garden can be accessed through the family room or from the rear of the property. It is laid to grass, chuckies, variety of mature shrubs, a shed to the rear of the garden. There is a hose tap and access into the garage.

Garage: Single garage which has light and power.

GROUND FLOOR



1ST 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

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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 8RY

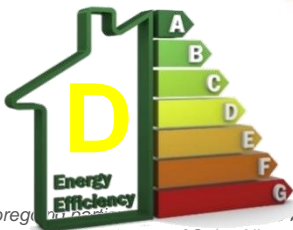
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

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.