

Albainn, Bridge of Dun | Montrose | DD10 9LH  
Offers Over £230,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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**Offers Over £230,000**

This lovely presented detached property is situated on the outskirts of Montrose at Bridge of Dun, offering easy commuting to both Montrose and Brechin. The property boasts stunning views across the countryside. The lounge situated on the upper floor runs the full width of the property and takes full advantage of the views over the surrounding area. The ground floor comprises a spacious kitchen / diner, sunroom, three bedrooms and family bathroom. Outside, there is a single garage while the gardens to the front and rear of the property feature mature shrubs and trees, a vegetable patch and two wooden sheds. The property boasts double glazing with a single glazed sunroom, oil central heating and garage.

- Detached house
- Kitchen/Diner: 9'10 x 24'0 (3.04m x 7.33m)
- Bedroom 1: 10'3 x 10'9 (3.14m x 3.32m)
- Bedroom 2: 8'9 x 10'4 (2.73m x 3.16m)
- Bedroom 3: 11'4 x 9'4 (3.47m x 2.88m)
- Family Bathroom: 6'5 x 9'3 (1.97m x 2.84m)
- Sun Lounge: 14'7 x 7'9 (4.49m x 2.41m)
- Lounge: 31'7 x 14'2 (9.67m x 4.33m)
- Garage
- Front and Rear Gardens



Entrance vestibule with UPVC doors, two storage cupboards and the fuse box is situated here.

**Kitchen/Diner:** Fitted to base and wall units with coordinating worktops incorporating a double bowl stainless steel sink, tiled splashback, space for free standing cooker, extractor hood, integrated dish washer, space for tumble drier, two radiators, window and patio doors leading to the garden from the dining area.

Understairs storage cupboard and radiator in hallway.

**Bedroom 1:** Double glazed window, radiator, ample sockets and tv point.

**Bedroom 2:** Radiator, double glazed window, triple wardrobe with hanging rail and shelf.

**Bedroom 3:** Front facing, double glazed window, radiator and feature wall with blue flowers.

**Family Bathroom:** Four piece suite comprising jacuzzi bath with mixer tap, toilet, wash hand basin with vanity unit, white heated towel rail, walk in shower, wet walled all round and downlighters.

**Sun Lounge:** Radiator, single glazed with double glazed door leading to the outside.

A staircase leads to the upper floor which has the lounge.

**Lounge:** Two radiators, three windows, multi burning stove, shelved cupboard, two sets of double doors, further shelved storage cupboard with double doors and views across the countryside which include views towards Montrose. Area to the left of the stairs is an ideal space for a home office.

**Outside:** Patio doors from the dining room lead to the garden which has a path area with borders to the front side. To the side of the house from the Sun Lounge there is a garden area which is also an entertainment area, gated access to the house and the front is laid to stone chips with a border. Further access from the left hand side of the property has a slabbed area leading to the drying green, oil boiler and oil tank, drying green, vegetable patch, two wooden sheds. Single garage with wooden doors.

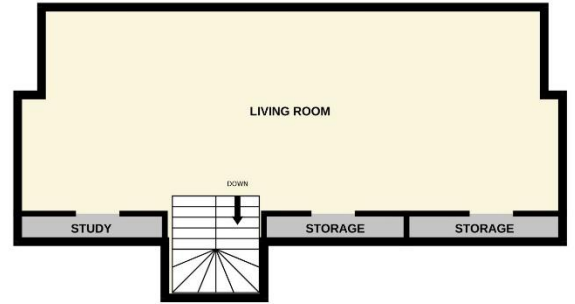




GROUND FLOOR



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:** Oil Central Heating and Double and Single Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 9LH

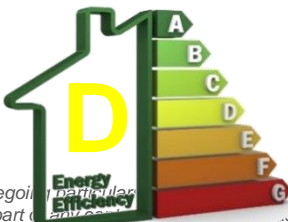
**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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