



10 Queen Street | Montrose | DD10 8NH

Offers Over £115,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This deceptively spacious extended semi-detached family villa is located in a popular residential location within walking distance of the Town Centre and all local amenities including supermarkets, schools and Train Station. The popular town of Montrose lies between the Cities of Dundee and Aberdeen and offers easy access to the A90 dual carriageway which connects to major routes north and south. Montrose is within comfortable commuting distance of Aberdeen.

The property has only had one previous owner and offers spacious accommodation on two floors and benefits from Gas Central Heating, Double Glazing, Spacious Lounge, two good sized double bedrooms, kitchen, utility room, shower room, conservatory, and floored attic accessed by ladder which is currently carpeted and has double glazed Velux window.

- Porch
- Cloakroom
- Living Room
- Conservatory
- Kitchen
- Utility Room
- Bedroom 1
- Master Bedroom
- Shower Room
- Front and Rear Gardens
- GCH & DG
- EPC : D



Entry from Front Garden into the Porch. The property has gas central heating and double glazed. The front garden is paved there is raised borders with mature shrubs. This leads into the hallway.

Porch: The Porch is wood panelled and there is a radiator, electric power points, wall light, ceiling light and double glazed windows facing the front garden. 6'11 x 5'8 (2.13m x 1.73m)

Hallway: Radiator, a small cupboard housing the electric meter. The staircase to upper floor. Understairs cupboard with power.

Cloakroom: There is a toilet, sink with a vanity, radiator. 7'6 x 5'4 (2.30m x 1.65m)

Living Room: Has a double glazed window facing the front of the property and another double glazed window facing the side of the property. There is an electric fireplace with wooden surround. Built in media style unit with electric and TV points, has cupboards and drawers, glass display cabinets, shelves. Two radiators. 20'4 x 13'10 (6.21m x 4.22m)

Conservatory: Off the living room. Rear facing sun room with electric radiator with patio doors that take you out to the garden. Roof is corrugated fibreglass (think), windows are double glazed. 9'4 x 8'2 (2.85m x 2.50m)

Kitchen: Wall and base units with co-ordinating wooden worktop. Integrated halogen heat hob, integrated NEF oven and grill. Extractor fan about hob. Large sink with a mixer tap. Double glazed window that faces rear garden. Electric radiator. 9'6 x 13'5 (2.92 m x 4.09m)

Utility: Has space for a tumble dryer, a plumbed in washing machine, there is a sink with a mixer tap, bowl and half with drying rack. Two base units under the sink, five white wall units with co-ordinating worktop. Double glazed window that looks over the rear garden. Radiator Back door leading to garden.

Staircase: Located in the hallway. Double glazed window facing front of the property and a further double glazed window at the top of the stairs overlooking the side of the property. Radiator at top of stairs. Hallway with loft hatch access, floored loft.

Bedroom 1: Rear facing with a built-in bed surround, two wall lights, second fitted wardrobe with mirrors, cupboards, drawers. Radiator 10'3 x 10'4 (3.14m x 3.16m)

Master Bedroom: This is rear facing with a double-glazed window looking out the rear, second double glazed window that looks over front of property. Radiator, built in wardrobe with cupboards, mirrors. Three wall lights. 9'6 x 13'10 (2.92m x 4.23m)

Shower Room: Three piece suite comprising quadrant shower cubicle with an electric shower, toilet and sink. Vanity and double glazed window that looks out the front of the property. Radiator. Completely tiled floor and walls. 8'3 x 5'5 (2.53m x 1.66m)

Garden: There is a shed, hose tap and it is paved.



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
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Services: Gas Central Heating

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

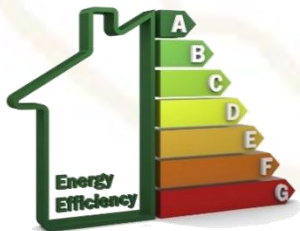
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10

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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