

Communal



5 Halls Building | Main Road, Hillside |  
Montrose | DD10 9HT  
Offers Over £120,000

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





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This well presented, Terraced Villa, is located in the sought-after village of Hillside located on the outskirts of the coastal Town of Montrose which sits between Dundee and Aberdeen and provides easy access to the A90 dual carriageway which connects to major routes north and south. Montrose provides a wide range of amenities and services including supermarkets, schools and train station.

The property offers well presented, accommodation on two floors and comprises of modern kitchen with integral oven, hob and extractor hood, downstairs cloakroom/WC, Lounge, three bedrooms, one with outstanding views towards the surrounding countryside, and study office. The subjects benefit from Gas Central Heating and Double Glazing. There are communal gardens to rear.

The property would suit the needs of a small family/couple and viewing is highly recommended.

- Terraced Villa
- Kitchen
- Cloaks/WC
- Lounge
- 3 Bedrooms
- Bedroom 4/Study
- Bathroom
- Wooden Garage
- Off-Street Parking Space
- Communal Garden
- GCH & DG
- EPC : C





**Lounge:** 5.2mx 3'6m (at widest point). Double glazed window looking to rear. Door to rear garden. Staircase with balustrade to upper floor accommodation. Shelved alcove. Fitted storage cupboard with shelving.

**Kitchen:** 2.8m x 4m. Double Glazed window to front. Fitted with base and high level storage units. Sink and drainer with mixer tap. Integral Bush electric oven with gas hob and extractor hood. Door to cloakroom/WC.

**Cloakroom:** Two piece suite incorporating WC and wash hand basin. Shelving with storage underneath.

**Upper Floor landing:** Access to bedroom accommodation and bathroom. Door to communal upper floor landing.

**Bedroom 1:** 2.6m x 4m. Good sized double bedroom with double glazed window to rear with views towards the surrounding countryside. Shelved alcove.

**Bedroom 2:** 2m x 3m. Good sized double bedroom with double glazed window looking to front. Fitted alcove with shelving.

**Bedroom 3:** 2'6m x 2.6m. Double glazed window looking to front,

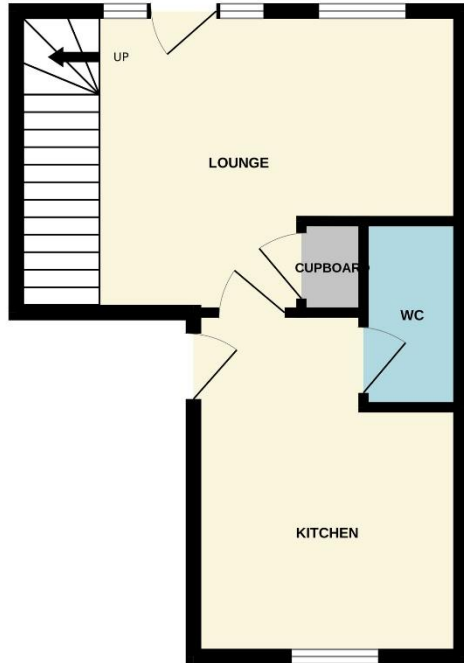
**Bedroom 4 /Study:** 1.6m x 2.9m (at widest). Double glazed window to rear with views towards the surrounding countryside. Built in bedframe. Gas central heating boiler.

**Bathroom:** 1.5m x 2m. Three piece suite incorporating WC, bath and wash hand basin. Electric shower over bath. Wood effect laminate flooring.

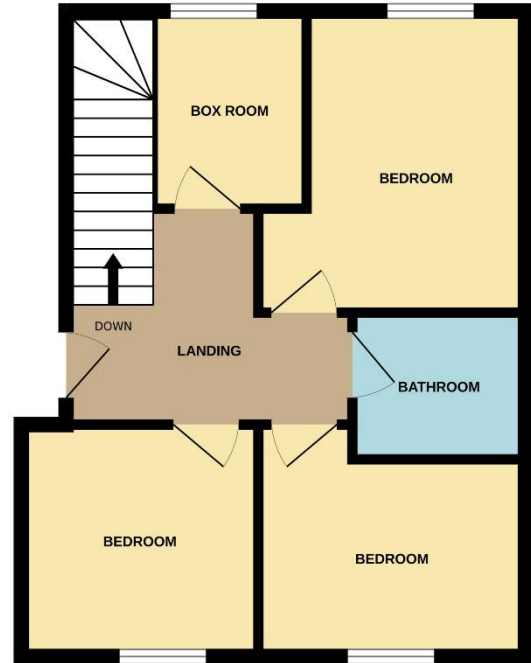
**Garden:** Communal garden to rear laid out in gravel chips. External staircase providing further access to the upper floor



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

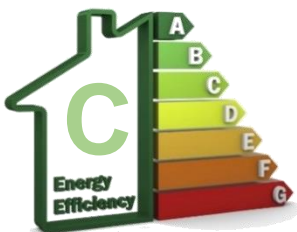
**Fixtures & Fittings:** Carpets, blinds, light fittings, shed & summer house.

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 9HT

**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



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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.*

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