



8 Heron Bank | Montrose | DD10 9NG

Offers Over £270,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This modern detached villa is situated within a small cul-de-sac in a popular residential location of varied yet similar style homes provides spacious family accommodation and is in excellent ready to live in condition throughout.

The coastal town of Montrose sits between Dundee and Aberdeen and offers easy access to the A90 dual carriageway which connects to major routes north and south and offers a wide range of amenities and services including Supermarkets, Schools, Health Centre and Train Station.

The subjects benefit from gas central heating, double glazing with French doors, modern fitted kitchen with Island workstation, separate utility room, dining room, and further addition to the back of the property which houses a bar and seating area. On the upper floor there are four spacious double bedrooms with family bathroom and ensuite. Features include Karndean flooring throughout the ground floor, oak balustrade, built-in surround speakers in the Lounge and security alarm system.

This is an ideal opportunity to obtain a modern, well maintained home in a popular location and viewing is highly recommended.

- Lounge: 18'0 x 13'9 (5.5m x 4.2m)
- Dining Room: 11'1 x 10'9 (3.4m x 3.3m)
- Home Bar
- Kitchen: 10'9 x 7'9 (3.3m x 2.38m)
- Sitting Room/Breakfasting Room: 8'6 x 9'10 (3m x 2.6m)
- Utility Room: 8'9 x 5'5 (2.69m x 1.66m)
- Cloakroom/WC
- Master Bedroom: 9'1 x 11'9 (2.78m x 3.6m)
- Ensuite Shower Room
- Bedroom 2: 8'8 x 11'5 (2.66m x 3.5m at widest)
- Bedroom 3: 9'10 x 13'9 (6'2 at shortest) (3.0m x 4.2m at widest point (1.9m at shortest point)).
- Bedroom 4: 7'9 x 9'5 (2.38m x 2.89m)
- Family Bathroom: 6'6 x 5'10 (2.0m x 1.8m)
- Garage with generous off-street parking & Gardens



Entrance Hallway: Karndean flooring, under-stair storage cupboard housing electric meters, radiator.

Lounge: 18'0 x 13'9 (5.5m x 4.2m). Two double glazed frosted windows looking to front, good sized public room with door to dining room. Karndean wood effect flooring. Bowers and Wilson full surround fitted speakers (included in the sale)

Dining Room: 11'1 x 10'9 (3.4m x 3.3m). Good sized room with French doors leading to bar/sitting area.

Home Bar: Double glazed window. Please note this area is an addition to the original property and purchasers should satisfy themselves with regard to consents etc.

Kitchen: 10'9 x 7'9 (3.3m x 2.38m). Fitted with a range of modern base and high-level storage units with integral Siemens oven and gas hob, splashback area and extractor hood, stainless steel sink and drainer. Karndean flooring. Breakfast bar divided leading to Sitting/Breakfasting room.

Sitting/Breakfasting Room: 8'6 x 9'10 (2.6m x 3m). Breakfast bar, radiator and door to utility room.

Utility Room: 8'9 x 5'5 (2.69m x 1.66m). Fitted with modern base and high-level storage units, plumbed for automatic washing machine, tiling to splashback, stainless steel sink and drainer, radiator, door to rear garden.

Cloakroom/WC: Two piece suite incorporating WC and Wash hand basin.

Staircase to upper floor accommodation with wooden balustrade. Upper Floor Landing: Hatch to floored loft storage space, cupboard housing hot water tank, radiator.

Master Bedroom: 9'1 x 11'9 (2.78m x 3.6m). Double glazed window looking to rear of property, triple fitted wardrobes with hanging rail. Door to En-suite Shower Room

Ensuite Shower Room: Double glazed window, three piece suite incorporating WC, wash hand basin and shower cubicle with gas shower, radiator with towel rail, fitted storage cupboard





Bedroom 2: 8'8 x 11'5 (2.66m x 3.5m at widest). Double glazed window looking to front, good sized double bedroom with large fitted wardrobe with hanging rail.

Bedroom 3: 9'10 x 13'9 (3.0m x 4.2m at widest point). Double bedroom with double glazed window looking to rear, double fitted wardrobe with shelving and hanging rail.

Bedroom 4: 7'9 x 9'5 (2.38m x 2.89m). Double bedroom with double glazed window looking to front, double fitted wardrobe with shelving and hanging rails

Family Bathroom: 6'6 x 5'10 (2.0m x 1.8m). Modern bathroom with three piece suite incorporating WC, wash hand basin and bath, shower over bath, tiling around bath, wash hand basin and toilet areas, Karndean flooring.



The Front Garden is laid out in lawn with boundary hedging, monoblock driveway with amply parking for a number of vehicles which leads to single garage which has electric and fitted storage units and also houses gas central heating boiler. To the side of the property there is gate access to rear. Fully enclosed rear garden with steps up to raised decking area which has metal gazebo with canopy and security cameras. Further lawn area and paved seating area. Large timber shed (Approx. 9'2 x 9'6 (2.9m x 2.8m)) fitted with electricity and would make an idea workshop. Further timber shed.

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: Central Heating & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9NG

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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