



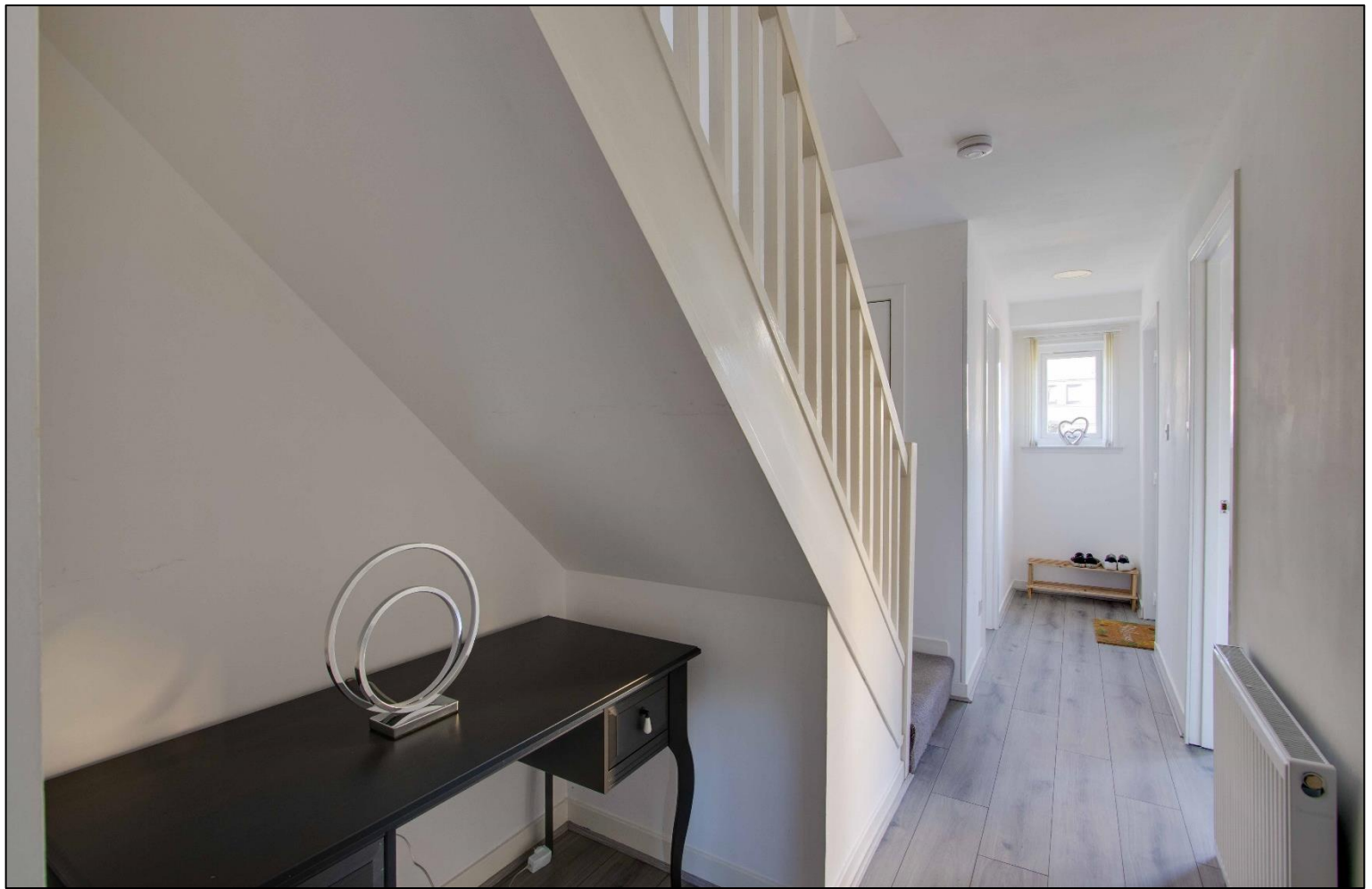
21 Caledonian Place | Montrose | DD10 8TL

Offers Over £150,000

T. DUNCAN & CO.

Solicitors • Estate Agent





21 Caledonian Place | Montrose | DD10 8TL

## Offers Over £150,000

This modern spacious terraced villa is located in a popular residential location within the town of Montrose. Montrose has a wide range of services and amenities including secondary and primary schools, a variety of shops and supermarkets and train station providing convenient access to Aberdeen and Dundee. Montrose is well placed only a short drive to access the A90 dual carriageway which connects to major routes north and south.

The property is in excellent ready to live in condition throughout and would be an ideal first time purchase or buy to let. The subjects benefit from double glazing, gas central heating with combi boiler, bright and spacious open plan kitchen/lounge, downstairs cloakroom, modern family bathroom and three excellent sized double bedrooms. There are garden grounds to front accessed by wrought iron gate leading to an area laid out in gravel chips. To the rear there is an outside cellar.

Only with viewing will the purchaser appreciate the spacious and modern home being offered for sale. Viewing is highly recommended.

- Terraced Villa
- Open Plan Kitchen/Lounge
- Utility Room &
- Cloakroom/WC
- 3 Bedrooms
- Modern Family Bathroom
- DG & CGH
- Garden





**Lounge/Kitchen: Approx. 3.6m x 7.5m.** Open Plan and measures. Lounge has two double glazed windows enjoying an open outlook over the front garden. Inset downlighters. Kitchen is fitted with a range of modern floor and high level storage unit with integral double oven, electric hob and stainless steel extractor. Stainless steel sink and drainer with mixer tap. Gas central heating Combi boiler. Double glazed window looking to rear. Door to hallway.

Utility Room: Fitted with modern base level storage units. UPVC door to rear. Plumbed for automatic washing machine. Space for freezer.

**Hallway:** UPVC double glazed front door. Built in storage cupboard. Staircase to upper floor accommodation. Storage cupboard.

**Cloakroom/WC: Approx. 2m x 0.9m.** Fitted two piece white suite incorporating WC, wash hand basin with mixer tap and underneath storage. Heated towel rail.

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

**Staircase:** Leads to upper floor accommodation.

**Upper Floor Landing:** All accommodation leading off. Hatch to loft space.

**Bathroom: Approx. 2.1m x 1.6m.** Modern three piece white suite incorporating Belfast style sink with mixer tap, WC and P-shaped bath with raindrop shower. Heated towel rail.

**Bedroom 1: Approx. 3.4m x 3.1m.** Good sized double bedroom with double glazed window looking to rear. Double mirror fronted wardrobes with hanging rail.

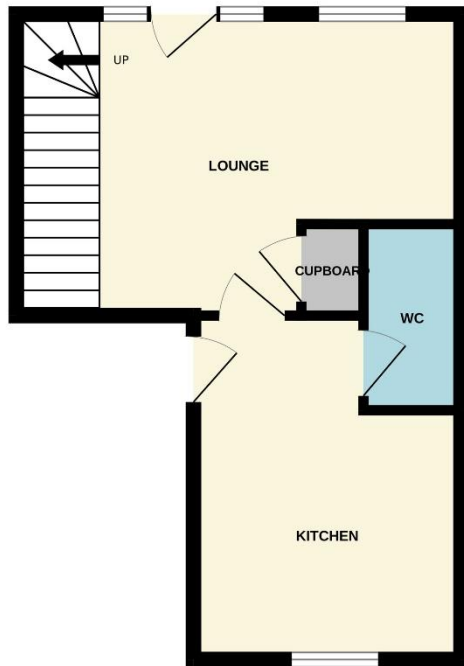
**Bedroom 2. Approx. 3'7 x 3.5m (at widest point).** Another good sized double bedroom with Double glazed window to front. Double mirror fronted wardrobe.

**Bedroom 3: Approx. 2.7m x 2.6m (at widest).** Another good sized bedroom with double glazed window to front. Storage Cupboard.

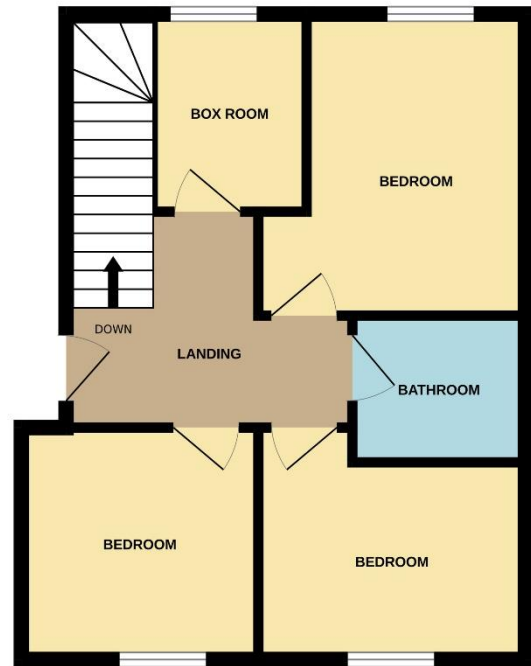
**Outside.** The front garden is accessed by wrought iron gate and is laid out in gravel chips. Outdoor cellar to rear.



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

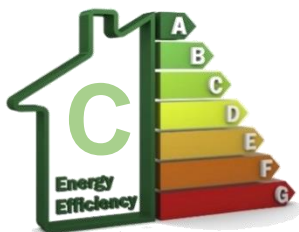
**Fixtures & Fittings:** Carpets, blinds, light fittings, shed & summer house.

**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.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.