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3 Ryehill Cottages, Craigo | Montrose | DD10 9JZ
Offers Over £160,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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This deceptively spacious extended, terraced cottage is located in the semi-rural Village of Craigo which is located a few miles north-west of Montrose. The Town of Montrose can be accessed by a regular bus which stops outside the property where a full range of amenities and services including shops, schools, supermarkets and train station can be found. Aberdeen is within comfortable commuting distance.

The subjects benefit from bright and spacious lounge, additional sitting/family/dining room to the rear of the property, kitchen, 2 good sized double bedrooms and family bathroom. In addition, there are generous sized gardens to front and rear and off-street parking for numerous vehicles.

Only with viewing will the purchaser appreciate the location and spacious nature of home being offered for sale.

- Extended Terrace Cottage
- Spacious Lounge
- Kitchen
- Sitting/Dining/Family Room
- 2 Double Bedrooms
- Bathroom
- DG & Oil Central Heating
- Generous Gardens & Driveway



Entrance Hallway: Door to Lounge and Bedrooms.

Bedroom 1: Approx. 2.8mx4.9m. Spacious double bedroom with double glazed window to front. Fitted double cupboard with further storage cupboard above. Laminate flooring. Fire Door.

Bedroom 2: Approx. 2.7mx3.7m. Another spacious double bedroom with UPVC double glazed window. Fire Door

Lounge: Approx. 4.9mx3.9m. Spacious public room with large UPVC window looking to front garden. Door to inner hallway.

Sitting/Family/Dining Room: Storage cupboard with shelving.

Bathroom: Approx. 1.9mx2.4m. Three piece suite comprising WC, wash hand basin and bath. Mira shower over bath. Medicine cabinet. UPVC frosted glass window to rear.

Kitchen: Approx. 2.4mx3.4m. Fitted with a range of floor and wall units with stainless steel sink and drainer. Integral electric oven and hob. Plumbed for automatic washing machine. Space for tumble dryer and further appliance. Tiling to splashback. Space for fridge freezer. UPVC exterior door. Central heating boiler. Laminate flooring. UPVC glazed exterior door leading to side garden.

Sitting/Family Room: Approx. 3.6x4.5m. Another bright and spacious public room with double glazed windows and glazed exterior door to rear garden.

Garden: The rear garden offers privacy and is fully enclosed and laid out in gravel chips, borders and areas of lawn. The side has timber shed and gate providing access for bins. The front garden is generously proportioned and laid out in gravel chips with area of lawn and bin storage area all bounded by hedging. There is a gravel chip driveway with parking for several vehicles.







GROUND FLOOR



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Services: Double Glazing and Double Glazing

EPC: Band E

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9JZ

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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