



22 Erskine Street | Montrose | DD10 8HL

Fixed Price £123,950

T. DUNCAN & CO.

Solicitors • Estate Agents





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This deceptively spacious terraced villa is located in a central location within a few minutes' walk of Montrose Town Centre. Montrose boasts a range of services and amenities including schools, shops, supermarkets and train station and is popular with commuters providing easy access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The subjects benefit from recently installed UPVC double glazing, exterior doors and gas central heating boiler, spacious modern recently installed Kitchen/Dining with integral appliances, 2 excellent sized double bedrooms, family bathroom and cloakroom/WC on the ground floor. Externally there is a full enclosed rear garden laid out for ease of maintenance and with gate access leading to the allocated parking space.

This property would suit the needs of a number of purchasers including the first time and buy to let. Viewing is highly recommended.

- Lounge
- Recently Installed Kitchen/Dining
- Downstair Cloakroom/WC
- 2 Double Bedrooms
- Bathroom
- Allocated Parking Space
- Generous Gardens & Shed
- DG & GCH – EPC C



Lounge: Approx. 4'x3'8(at widest point). UPVC double glazed windows looking to front. Further double glazed UPVC window looking to rear garden. Wall mounted gas fire.

Kitchen/Dining: Approx. 3.6m x 3.1m & Approx. 0.6m x 3m. Fitted with a range of recently installed (May 2024) modern floor and high-level storage units with integral electric oven, gas hob and extractor hood. Space for fridge freezer. Ceramic sink and drainer with mixer tap. Two double glazed windows looking to front. Ample space for table and chairs. Further area fitted with a range of base and high-level storage units with co-ordinating work top and splashback. Plumbed for automatic washing machine and dishwasher. Understair storage area.

WC/Cloakroom: Approx. 2.1m x 0.9m. Two piece suite comprising WC and wash hand basin. Mirror fronted medicine cabinet. Extractor fan.

Hallway: With split level staircase with double glazed UPVC window looking to rear garden.

Upper Hallway: Hatch to loft space. Alcove area with Velux window, ideal space for study area. Cupboard with hanging rail and further hatch to loft space.

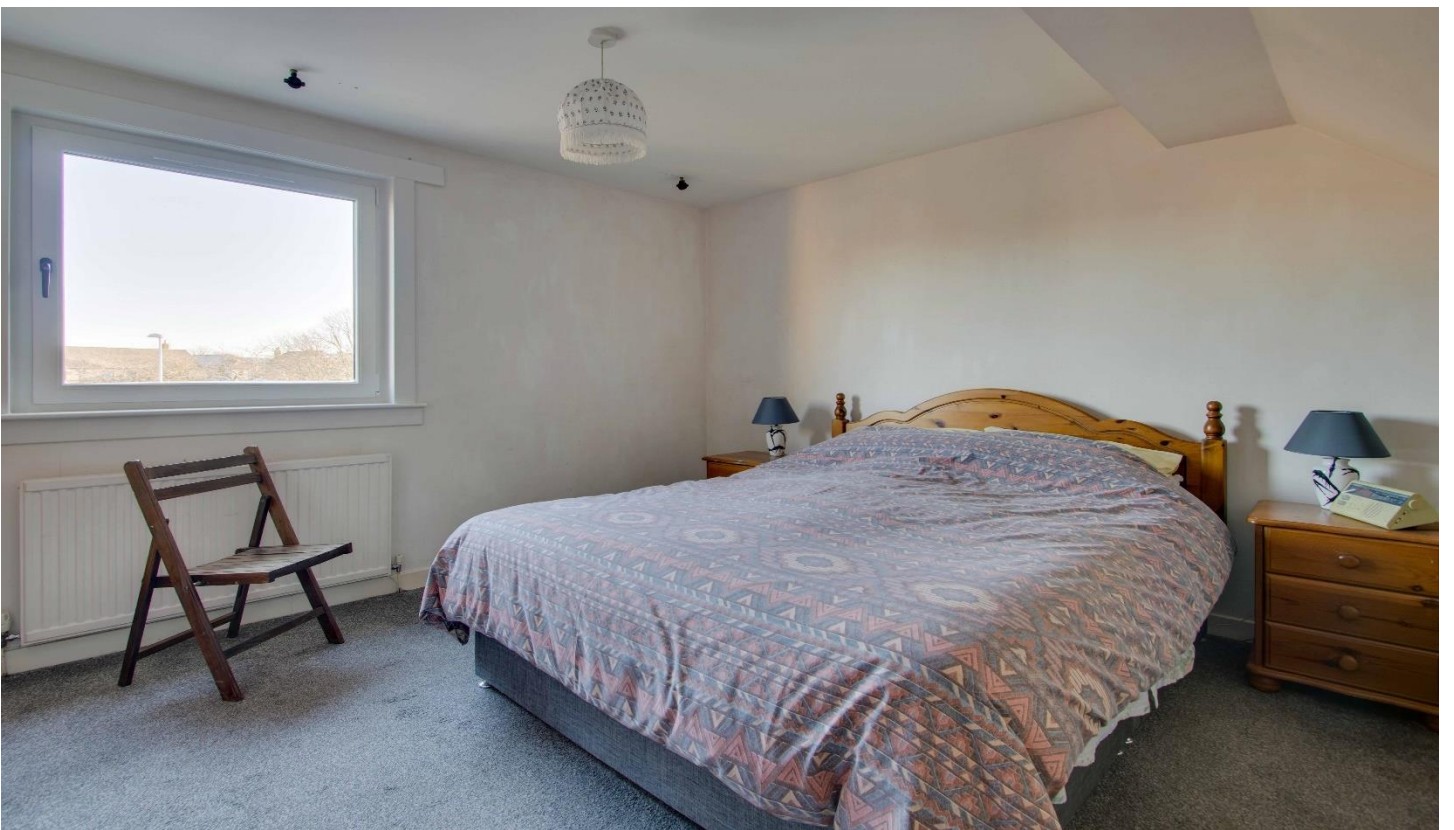
Bedroom 1: Approx. 3.5mx3.3m. Excellent sized double bedroom with UPVC Double glazed window looking over rear garden. Fitted wardrobe with shelving and hanging rail and cupboard above.

Bedroom 2: Approx. 3m x 3.6m. Another excellent sized double bedroom with double glazed window looking to front. Fitted storage cupboard with shelving and hanging rail.

Bathroom: Approx. 1.6m x 2.8m. Three piece white suite incorporating WC, wash hand basin and bath. Shower over bath. UPVC double glazed frosted glass window.

Outside: The well proportioned, rear garden is fully enclosed and laid out in gravel chips with decorative patio area. Gate access to allocated parking space to rear.







GROUND FLOOR

1ST FLOOR



Weist 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, omissions or mis-statements. 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 8HL

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 of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.