



38 Kennedy Avenue | Montrose | DD10 9DY

Offers Over £157,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Offers Over £157,000

This spacious end-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 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 lounge/dining room, downstairs cloakroom, modern family bathroom and three excellent sized double bedrooms. There are garden grounds to front, large driveway and shed. The rear garden is fully enclosed and laid to lawn with gate access to large communal grass area.

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

- End Terraced Villa
- Spacious Lounge/Dining Room
- Kitchen Dining
- Cloakroom/WC
- Family Bathroom
- 3 Double Bedrooms
- Gardens, Driveway & Shed
- EPC – Band C



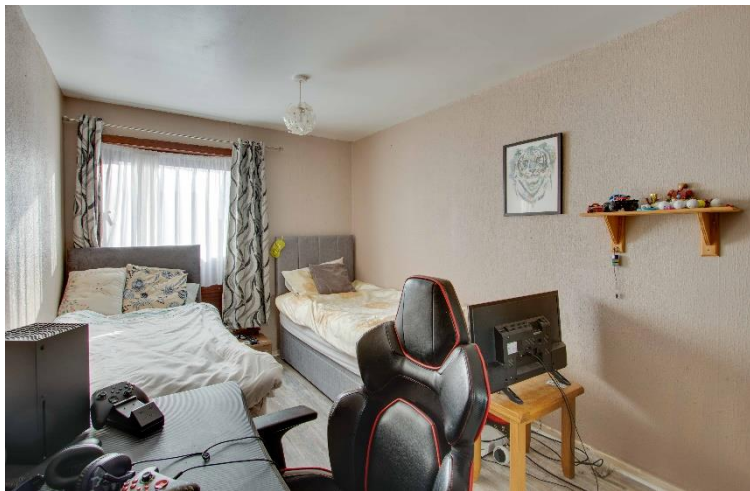
Entrance Hallway: Exterior door. Door to downstairs WC/Cloakroom. Two large storage cupboards. Alcove currently used as a computer area. Staircase to upper floor accommodation with double glazed window.

Cloakroom/WC: Approx. 1.4mx1.2m. Fitted with two piece white suite comprising WC and wash hand basin. Medicine cabinet. Double glazed window.

Lounge/Dining Rm: Dining Area approx. 3.2mx3m. Ample space for a large table and chairs. Double glazed window to rear. Lounge Area Approx. 3.2mx4.8m. Double glazed window to front. Open plan to dining room. Door to hallway

Kitchen/Dining: Approx. 3mx3. Fitted with a range of base and high level storage units with integral oven, hob and extractor hood. Tiling to splashback. Double glazed window looking to rear. Door to rear garden. Plumbed for automatic washing machine.





Upper Landing: Storage cupboard housing gas central heating boiler. Further recess area.

Bedroom 1: Approx. 3.4mx3.2m. Spacious double bedroom with double glazed window with open outlook towards countryside.

Bedroom 2: Approx. 3.6mx2.9m. Another spacious double bedroom with double glazed window looking to rear.

Bedroom 3: Approx. 2.6mx4.3m. Double bedroom with double glazed window looking over the rear garden. Double fitted wardrobe.

Bathroom: Approx. 2mx1.9m. Fitted with three piece suite incorporating WC, wash hand basin with storage below and bath. Mira Shower over bath. Wet wall panelling. Panelled ceiling

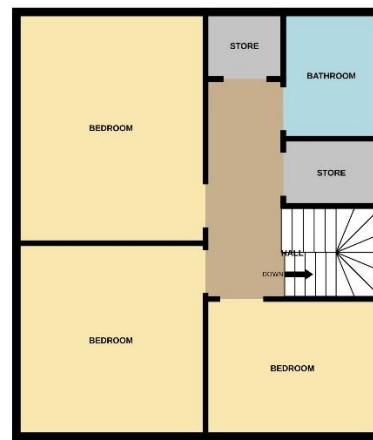
Outside: The front garden is laid to lawn with gravel chips, pathway and driveway with parking for a number of vehicles. Aluminium shed. Gate access to rear garden. The Rear garden is laid out in lawn, fully enclosed and has gate access to large communal grass area to rear.



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.
Made with Metreplan 4.2.12

Services: Double Glazing and Double Glazing

EPC: Band C

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9DY

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 advised to check the Home Report for more details.