



“Baan Suan” | Paton’s Lane | Montrose | DD10 8JA
Offers Over £395,000

T. DUNCAN & CO.
Solicitors • Estate Agents





“Baan Suan”, Paton’s Lane, Montrose, DD10 8JA

Offers Over £395,000

This impressive, individually designed detached home is situated in a secluded but extremely central location in the popular Town of Montrose. Montrose is a town with a wealth of architecture, is a Centre for international trade and provides a broad spectrum of amenities including major supermarkets, a thriving town Centre of independent retailers, bars, cafes and cinema. The property is convenient for all local amenities including the Beach, Town Centre, Montrose Academy, Montrose Train Station and the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south is within easy reach.

This particular property has been thoughtfully designed with no expense spared on extras and finishings including quality flooring, kitchen appliances, bathroom fittings, wardrobes and blinds, CCTV ,security alarm system, electric gates and garage door to name a few. The subjects benefit from gas central heating, ground floor under-floor heating, double glazing, modern quality open plan kitchen with sitting area, utility room with two large storage cupboards, downstairs shower room, family bathroom and en-suite shower room and dressing room to the master suite.

Externally, the gardens have been professionally and tastefully landscaped to a high standard and have the added features of a pod and summerhouse (with power and light). The gardens are designed for outdoor/indoor living and entertainment featuring a sunken patio laid out in natural slate, with feature planters and is fully enclosed for pets or children. The driveway and parking courtyard is laid in Monoblock, has space for a number of vehicles and leads to the integral double garage which has been fitted with kitchen units, plumbing, hot water and is accessed by electric up and over door. Side door leading to the decorative rear garden. This is a home of exceptional quality and can only be fully appreciated after viewing

- **Impressive Detached Villa**
- **Lounge/Dining Room**
- **Kitchen/Dining/Family Rm & Utility**
- **Shower Room**
- **Family Bathroom**
- **3 Double Bedrooms**
- **En-Suite & Dressing Room**
- **Garage, Gardens, Pod & Summerhouse**
- **EPC – Band B**

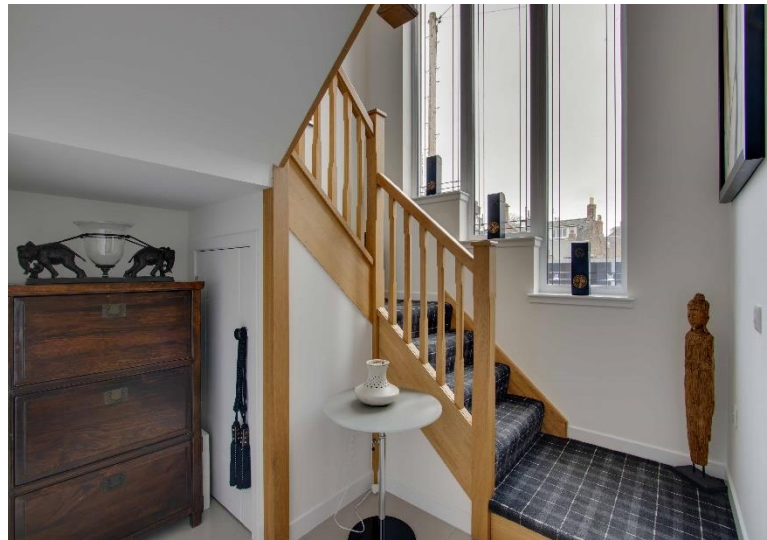
Entrance Hallway: Wooden exterior door. Bright and spacious hallway. Staircase to upper floor accommodation with light oak wooden balustrade. Three double glazed UPVC windows looking to rear. Shelved Cupboard housing under-floor heating controls.

Lounge/Dining: Approx. 8.3mx5.4m. Bright and spacious public room having two sets of Bifold doors with views over the rear garden and leading to large patio area. Two UPVC double glazed windows looking to side. Ornate wooden fire surround with slate inset and hearth. Door to kitchen/dining/family room.

**Kitchen/Dining/
Family Room:** Approx 7'2mx4m. Excellent sized room with separate family area. Kitchen is fitted with a range of quality modern high gloss base and high-level storage units with integral Induction Neff hob and digital extractor hood. Frankie ceramic sink and drainer. Integral oven and microwave. Large Centre Island/breakfast bar fitted with a range of high gloss base level storage units and drawers and integral freezer and pop-up integral powerbank and stone worktop. Coffee/tea making station with boiling water tap. Double French doors leading to garden. Two double glazed UPVC windows looking to garden







Shower Room: Approx. Fitted with three-piece modern white suite comprising WC, bowl sink with storage unit below and shower cubicle with raindrop shower and separate mixer. Heated towel rail. Extractor fan. Under-floor heating. UPVC double glazed window. Tiled floor.

Bedroom 4/Office: Approx. 2.7mx3.4m. Another spacious double bedroom. Currently used as a study/office.



Bedroom 1: Approx. 5.7mx4.5m. Excellent sized double bedroom with French doors with Juliet balcony providing an open outlook over the rear garden. Door to en-suite shower room and door to dressing room which measures 2.2mx4.5m.

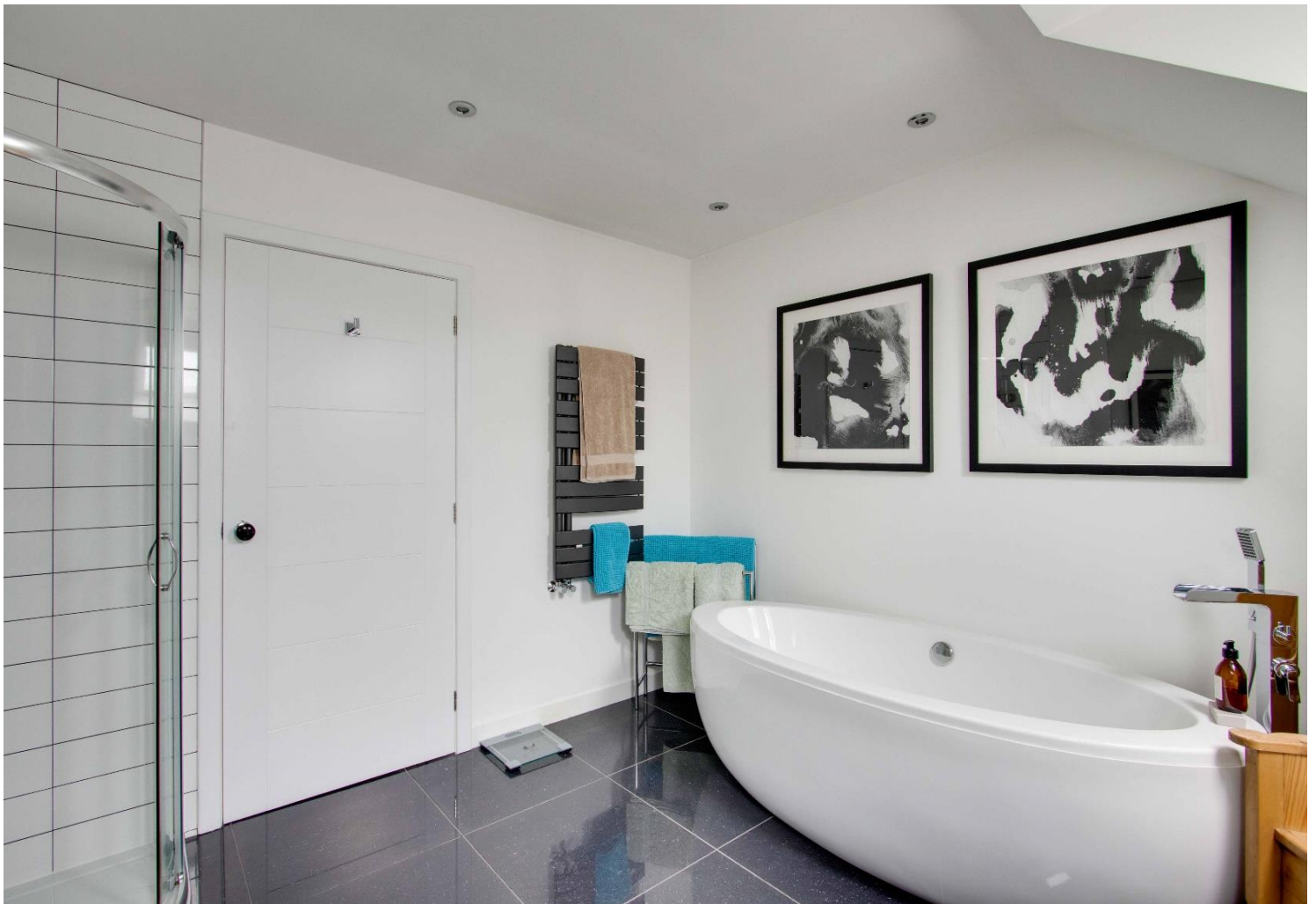
En-suite: Approx. 3.2mx1.6m. Fitted with quality three piece white suite incorporating WC, wash hand basin wash hand basin in vanity unit and large shower cubicle.

Bedroom 2: Approx. 4.8x3.2. Another excellent sized double bedroom with double glazed and two Velux windows. Double mirror fronted wardrobe.

Bedroom 3: Approx. 3.2mx4.8m. Spacious double bedroom used by the current owners as a craft/sewing room. Two Velux windows. Double mirror fronted wardrobe.

Bathroom: Approx. 3.3mx3.2m. Fitted with three piece quality white suite incorporating WC in fitted unit, "his and her" wash hand basins in vanity unit, bath and corner shower cubicle. Heated towel rail. Two Velux windows





Outside: Substantial electric gates lead to the parking courtyard and double integral garage (Approx. 5'2m x5,7m). The garage has electric up and over door is fitted with base and wall storage units, has hot water facility and is plumbed for washing machine, The beautifully landscaped rear garden is fully enclosed, laid out in areas of lawn with slate patio, feature planters and utility area. In addition, there is a summerhouse, pod and shed



GROUND FLOOR



1ST FLOOR



Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: F

Post Code: DD10 8JA

EPC: Band B

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 or call Seller - Linda Doyle on 07732396994

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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.