



| 17a Mall Park Road, Montrose, DD10 8NS |

Offers Offer £215,000

T. DUNCAN & CO.

Solicitors • Estate Agent





17a Mall Park Road, Montrose DD10 8NS

Offers Over £215,000

This spacious two-bedroom detached bungalow is located in a sought-after area, just a short distance from Montrose Town Centre. Montrose is a charming coastal town in the northeast of Scotland, within the Angus region. Known for its stunning landscapes, rich history, and proximity to the North Sea, the town offers a vibrant local community with shops, restaurants, and cafes catering to both locals and visitors. The economy of Montrose has diversified over the years, with significant contributions from industries such as oil and gas, agriculture, and tourism.

This 2-bedroom property offers spacious ground floor accommodation comprising a conservatory, a large lounge/dining area, two generously sized bedrooms, and a family bathroom. Additionally, there are generous garden grounds to the front, side, and rear of the property, offering plenty of outdoor space.

Perfect for anyone looking for a project to upgrade and personalise, this property is a blank canvas for your vision. Only by viewing the property will prospective buyers fully appreciate the spacious and adaptable home being offered for sale.

- Entrance Hallway
- Lounge/Dining & Conservatory
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Generous Gardens
- GCH & DG
- EPC - D



Vestibule: UPVC exterior door leading to the hallway.

Hallway: Hatch to loft storage space. Shelved storage cupboard. Additional cupboard housing the electricity meter and fuse box.

Lounge: Approx. 6.8mx3.3m. A large UPVC double-glazed window overlooking the front garden. Double doors leading into the conservatory.

Conservatory: Approx. 2.5mx2.3m. Equipped with roller blinds. Door leading to the garden.

Kitchen: Approx. 3.5mx2.4m. Fitted with base and high-level storage units. Space for a cooker (included in sale). Plumbed for an automatic washing machine. Two shelved storage cupboards. Exterior door. Gas central heating boiler.





Bedroom 1: Approx, 3.8mx3.6m. A generously sized double bedroom with a double-glazed window. Double fitted wardrobe.

Bedroom 2: Approx. 3.3x3.7m. Another spacious double bedroom with two double fitted wardrobes.

Bathroom: Fitted with a three-piece suite comprising a WC, wash hand basin, and bath. Shower over bath. Heated towel rail. Frosted glass window to the rear.



Garden: The rear garden is designed for ease of maintenance, featuring a shed and outhouse. The front garden is generously proportioned and laid out in areas of gravel chips, shrubs, and bordered by a low-level wall.





GROUND FLOOR



Information always has been made known on a basis of the best available information at the time of the report and the seller does not accept any liability for any error or omission in the report. It is the responsibility of the purchaser to check the accuracy of the information and to satisfy themselves as to the condition of the property. The information is given for general guidance only and should not be relied upon for any specific purpose. The information is given for general guidance only and should not be relied upon for any specific purpose. The information is given for general guidance only and should not be relied upon for any specific purpose. The information is given for general guidance only and should not be relied upon for any specific purpose.

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings

Local Authority: Angus

Council Tax Band:

Post Code: DD10 8NS

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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