



1 Chapel Street | Montrose | DD10 8RE

Offers Over £159,000

** Substantially less than
Home Report Valuation**

T.DUNCAN & CO.
Solicitors • Estate Agents





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This delightful Georgian townhouse is on the market for sale at substantially less than Home Report valuation which now provides a unique opportunity to purchase this spacious 6 bedroom, 5 bathroom traditional home. The current owners have recently undertaken a program of works to the roof and stonework ensuring the property is well maintained. The property is currently run as a busy B&B/Airbnb business and offers the future purchasers the opportunity to continue with this business venture, should they desire, or to enjoy the property as a spacious and charming family home. All of the local amenities that Montrose has to offer such as shops, restaurants, schools and the main East Coast railway station are within walking distance of the property as well as the popular Mid Links area, beach and golf course.

Georgian Town House

- Hallway: 12'3 x 14' (3.75m x 4.32m)
- W/C & Utility: 8'6 x 8'1 (2.61m x 2.47m)
- Lounge/Family Room: 21' x 11'4 (6.43m x 3.46m)
- Kitchen: 10'8 x 12'6 (3.27m x 3.83m)
- Dining Room: 9'9 x 12'6 (2.99m x 3.83m)
- Bedroom 4: 13'7 x 7'6 (4.15m x 2.31m)
- Master Bedroom: 9'10 x 17'4 (3m x 5.30m)
- En-suite Shower Room: 3'6 x 7'8 (1.08m x 2.35m)
- Bedroom 2: 9'10 x 17'5 (3m x 5.33m)
- Bedroom 3: 10'4 x 12'4 (3.16m x 3.77m)
- En-suite Shower Room: 3'3 x 8'6 (1.01m x 2.61m)
- Bathroom: 5'5 x 9'3 (1.66m x 2.84m)
- Bathroom 2: 7'4 x 9'4 (2.26m x 2.85m)
- Bedroom 5 with En-suite: 9'9 x 15'7 (2.98m x 4.75m)
- Bedroom 6: 12'7 x 15' (3.86m x 4.58m)
- Seating area to front of house



Entry is into an impressive spacious reception hallway with an original wooden and cast iron staircase leading to the upper floor. From here there is an inner hallway which has a shelved storage cupboard, a radiator and access into a W/C and utility room which has a two piece white suite and a shelved linen cupboard. There is an area which is plumbed for an automatic washing machine and the room is complete with an expel air and a radiator. The spacious lounge/family room has two front facing windows and an alcove with under storage. There are original features such as deep skirtings and panelling to waist height. The rear facing kitchen is fitted to base and wall units and has a range style double oven and eight burner hob. There is space for a fridge freezer and plumbing for a dishwasher. The dining room is also rear facing and has a radiator, a double shelved cupboard and ample space for dining.

On the first floor there is a hallway which has a walk in shelved storage cupboard with a rear facing window. Bedroom 2 and 4 are both front facing and have radiators. The bright and spacious master bedroom is also front facing, has a radiator and has an en-suite shower room which has a two piece white suite with a separate shower cubicle housing a galaxy shower. Tiled to the shower, wash hand basin and WC, the shower room is complete with bathroom fitments and a heated towel rail.





Bedroom 3 has a side facing window with working window shutters, a radiator, and an en-suite shower room. The shower room has a two piece white suite with a separate shower cubicle housing a Mira shower and is tiled to the shower, wash hand basin and WC area. It is complete with bathroom fitments and a heated towel rail. There are 2 bathrooms which are both rear facing and have three piece white suites with shower to tap on the baths. Both are also tiled to the bath, WC and wash hand basin area. Bathroom 1 is complete with panelling to waist height, bathroom fitments, shaver point and an expel air. Bathroom 2 has a shelved alcove for extra storage and a large rear facing window.

The top floor of the property has an access hatch into the eaves for storage and a rear facing skylight window. Bedroom 5 has a front facing bay window which gives views over Montrose roof tops towards Ferryden, the lighthouse and towards the sea. This bright and spacious room has an access hatch into the eaves, a radiator, as well as access into an en-suite shower room which has a two piece white suite with a separate shower cubicle housing a galaxy shower. Here there is an additional walk in wardrobe with drawer and hanging space and power points. Bedroom 6 is side facing and overlooks the roof tops of Montrose towards the Angus glens. The room is complete with a radiator, a cupboard housing the boiler and access into the eaves for extra storage space.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix 100218

Services: Gas Central Heating

Fixtures & Fittings: Carpets, curtains, blinds & light fittings incl. (except hallway chandelier)

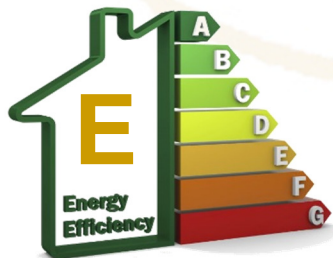
Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8RE

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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