



19 Balmain Street | Montrose | DD10 8BG

Fixed Price £185,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Set over three floors this spacious townhouse must be viewed internally to appreciate the style and size of property on offer. The property still retains many original features including the impressive internal stairway, ornate ceiling rose and deep skirtings. The property has bright spacious rooms including a large lounge, dining room, kitchen & wc on the ground floor, an impressive drawing room, master bedroom, bedroom 3/study & bathroom on the first floor, and bedroom 2 on the top floor. There is a private lawned garden to the rear.

- Traditional Townhouse
- Vestibule: 8'3 x 5'0 (2.53m x 1.80m)
- Hallway: 11'5 x 14'2 (3.52m x 4.33m)
- Lounge: 20'4 x 16'0 (6.21m x 4.88m)
- Dining Room: 11'7 x 14'6 (3.57m x 4.44m)
- WC: 3'3 x 8'6 (1.0m x 2.63m)
- Kitchen: 12'9 x 17'2 (3.94m x 5.22m)
- Drawing Room: 20'0 x 16'1 (6.11m x 4.91m)
- Master Bedroom: 18'8 x 11'9 (5.74m x 3.63m)
- Bedroom 3/Study: 12'0 x 6'2 (3.66m x 1.90m)
- Bedroom 2: 14'1 x 17'8 *4.30m x 5.42m)
- Bathroom 12'6 x 7'4 (3.85m x 2.26m)
- Private Garden & Outhouse
- Gas Central Heating & Double glazing



Entry is into a vestibule with a glass panel door with glass side panels leading into the impressive welcoming hallway with traditional sweeping staircase leading to the upper floors. There are many traditional features throughout the house including some window shutters, deep skirtings, cornicing, doors and finishings.

A bright spacious lounge is to the front which has two windows offering an abundance of natural light and two shallow shelved cupboards. An archway from here leads to a rear facing dining room with window overlooking the rear garden. There is a bar, an alcove with under storage and a radiator.

Off the hallway there is a conveniently located WC and access into the kitchen.

The kitchen has both rear and side facing windows and a door giving access into the garden. The kitchen is fitted to base and wall units with coordinating work surfaces incorporating a double stainless steel sink with mixer tap. There is a Belling range style gas cooker with double oven and 7 burner hob with extractor hood above. There is plumbed space for an automatic washing machine and dishwasher, and space for a tumble drier.

On the first floor there is an impressive drawing room with two front facing windows, 2 shallow shelved cupboards, laminate flooring, ornate ceiling rose and cornicing. There is also a tiled fireplace with a marble fire surround incorporating an open fire and a radiator.

To the rear is the master bedroom which has a large wardrobe fitment, two rear facing windows and radiator.

The study/bedroom 3 is front facing with a radiator.

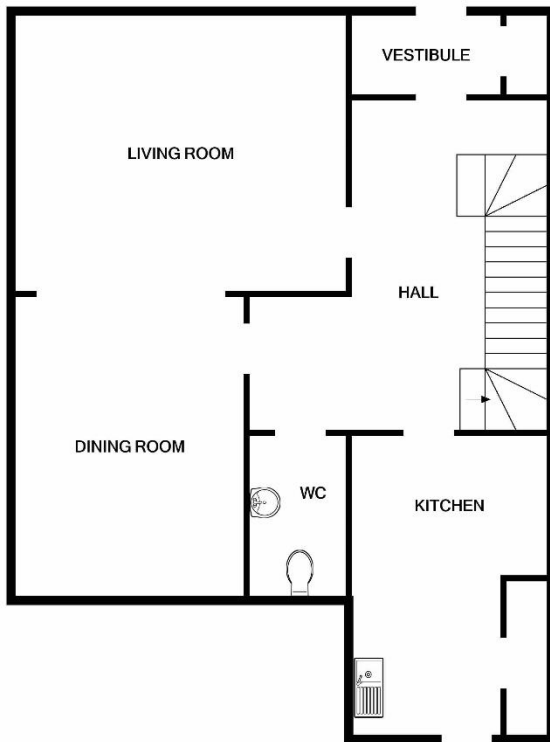
The bathroom is to the rear and comprises of a glass wash hand basin with mixer tap, WC, a corner shower cubicle housing a Mira shower, and also a corner jacuzzi and steam bath cubicle, parador ceiling with spot lights and bathroom fitments.

The staircase with glass cupola leads to the top floor where there is a large walk-in storage cupboard, second storage cupboard and access onto the rooftop.

Bedroom 2 is also located on the top floor and has both front and rear facing windows offering an abundance of natural light.

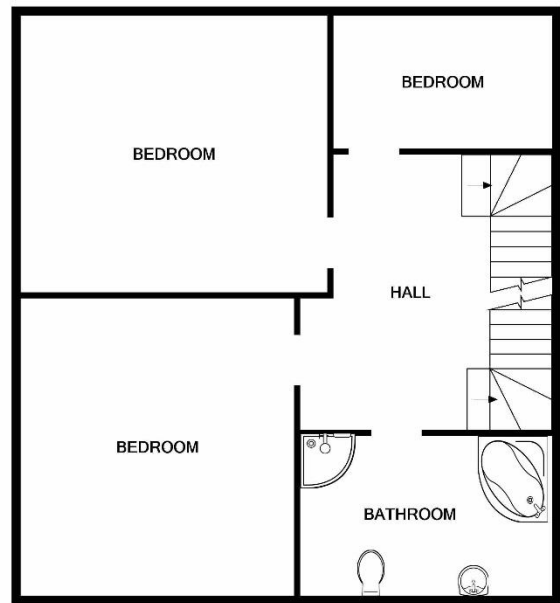
Outside, to the rear, there is a private garden and outhouse * please note the basement property has a right to store a bin within the outhouse*



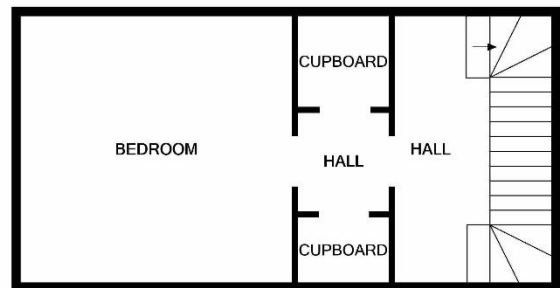


GROUND FLOOR

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
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1ST FLOOR



ATTIC FLOOR

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, curtains, blinds & light fittings incl.

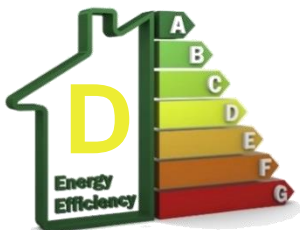
Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8BG

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



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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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