



48 Little Nursery | Montrose | DD10 9AA

Offers Over £95,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Located within a popular residential area of Montrose, close to the town centre and many local amenities, this spacious 2 bedroom end of terrace house is presented in move-in condition. Recently upgraded the property has the addition of a new gas central heating system (with 8 year warranty), as well as a new dining kitchen, bathroom with over the bath shower, carpets and flooring, and fresh modern décor. Outside are easy to maintain front and rear gardens.

This property would make an ideal first-time-buy or buy-to-let investment and viewing is highly recommended.

- End of Terrace Villa
- Lounge: 10'8 x 15'7 (3.31m x 4.80m)
- Dining Kitchen: 17'4 x 10'4 (5.30m x 3.17m)
- Bedroom 1: 15'0 x 8'9m (4.58m x 2.73m)
- Bedroom 2: 10'6 x 12'2 (3.23m x 3.72m)
- Bathroom: 6'4 x 7'3 (1.95m x 2.22m)
- New Gas Central Heating System
- Double Glazing
- Modern Neutral Décor, Carpets & Flooring
- Enclosed Front & Rear Gardens



Entry is into a vestibule with front facing window and a glass panel door leading into the hallway.

The hallway has a large walk-in storage cupboard, an understair storage cupboard, radiator and stairway leading to the upper floor.

To the front is a bright spacious lounge with a wall mounted tv point, shelved alcove and a radiator.

A 15 pane glass panel door leads from the lounge and hallway into a newly fitted dining kitchen with modern base and wall units with coordinating work surfaces incorporating a 1½ coloured sink with mixer tap. There is an electric oven, hob and extractor hood above, modern splash back tiling, plumbed space for a dishwasher (included) and space for a fridge freezer. The dining area has a breakfast bar and here there is plumbed space for an automatic washing machine and space for a tumble drier.

A rear door gives access into the garden.

A wooden staircase leads to the upper floor where there is access into the loft, a double shelved storage cupboard with sliding doors, and a walk-in cupboard housing the recently installed gas central heating boiler.

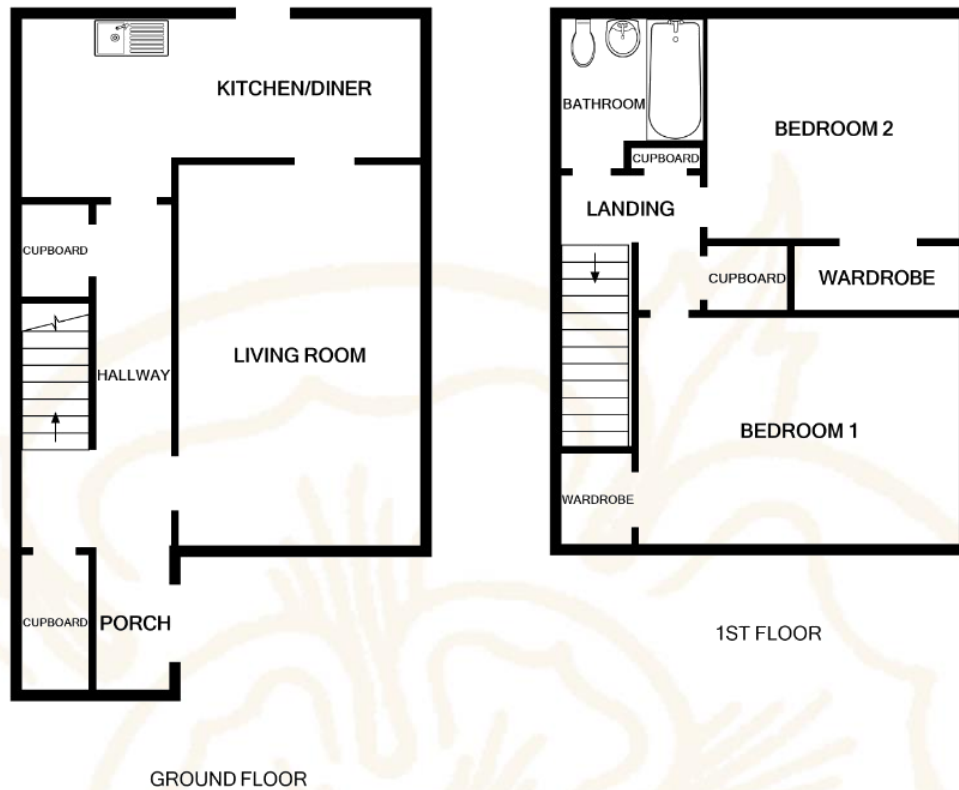
Bedroom 1 is front facing and has a double shelved and hanging wardrobe with overhead storage, and a radiator.

Bedroom 2 is rear facing and also has a double shelved and hanging wardrobe with overhead storage and a radiator.

The bathroom is to the rear and comprises of a recently fitted 3 piece white bathroom suite with an over the bath electric shower. There is a vanity unit incorporating the wash hand basin, modern wet wall and a Parador ceiling with spotlights. There is also a heated towel rail, bathroom fitments and laminate flooring.

Outside is an easy to maintain south facing front garden and enclosed stone slabbed enclosed rear garden.





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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Services: Gas Central Heating and Double Glazing

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

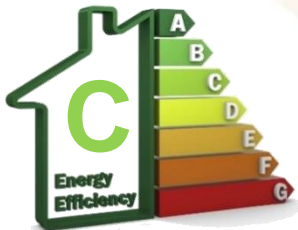
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9AA

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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For a free no obligation valuation of your own property call our Property Department on 01674 672353.