



14 College Hall Cottages, Hillside | Montrose | DD10 9HF

Offers Over £190,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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**Offers Over £190,000**

This delightful 3 bedroom semi-detached villa commands an excellent location within a very popular residential area of Hillside. This is a superb family home with recently upgraded double glazing and family bathroom, as well as fresh modern décor throughout. There is a spacious lounge, kitchen/family/dining room with patio doors leading out onto a large entertainment deck and garden beyond. Upstairs are three bedrooms, all with wardrobe space, and the family bathroom with bath and shower. Outside is an extensive driveway and a delightful rear garden with two decked areas, an enclosed children play area, a large wooden shed with power and light.

- Semi detached villa
- Lounge: 13'1 x 18'0 (4.0m x 5.50m)
- Kitchen/family/dining: 18'9 x 12'3 (6.07m x 3.75 widest)
- Master Bedroom: 8'4 x 15'5 (2.55m x 4.73m)
- Bedroom 2: 11'8 x 10'8 (3.61m x 3.28m)
- Bedroom 3: 9'2 x 9'9 (2.81m x 3.02m)
- Front garden
- Large driveway with parking for several cars
- Enclosed rear garden
- 2 x Wooden decked areas
- Wooden shed with power & light
- Partially floored loft



Entry is via a modern composite door into a welcoming hallway which has a wooden balustrade staircase leading to the upper floor. Here there is front facing window, telephone point and radiator.

To the front is a spacious lounge with a feature fireplace with marble hearth, inlay, and a wooden surround incorporating an electric fire. There is a TV point and ample power points.

To the rear is the kitchen with family/dining area which gives access out onto a large decked area and garden beyond. There is a large under stairs storage cupboard. The kitchen is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel bowl sink with mixer tap. There is a Range style gas cooker with double oven, four burner hob and hot plate, with a stainless steel splash back with extractor hood above. There are spotlights to the ceiling, plumbed space for an automatic washing machine and space for American style fridge freezer. The dining/family area has ample room and has a side facing window and patio doors leading out into the enclosed rear garden.



On the upper floor an access hatch leads into a partially floored loft, ideal for additional storage.

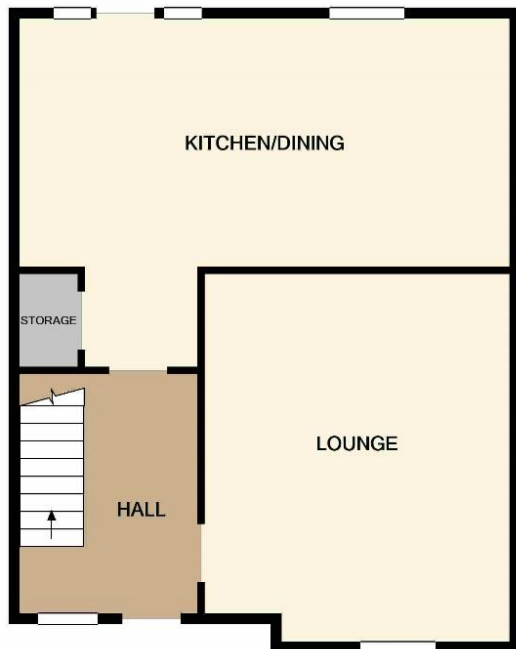
The master bedroom has a large bay window giving views over Hillside towards Montrose Wildlife Basin and beyond. One wall has been fitted with shelved and hanging wardrobes with modern sliding glass doors.

Bedroom 2 is rear facing and has a large wardrobe with overhead storage and a radiator.

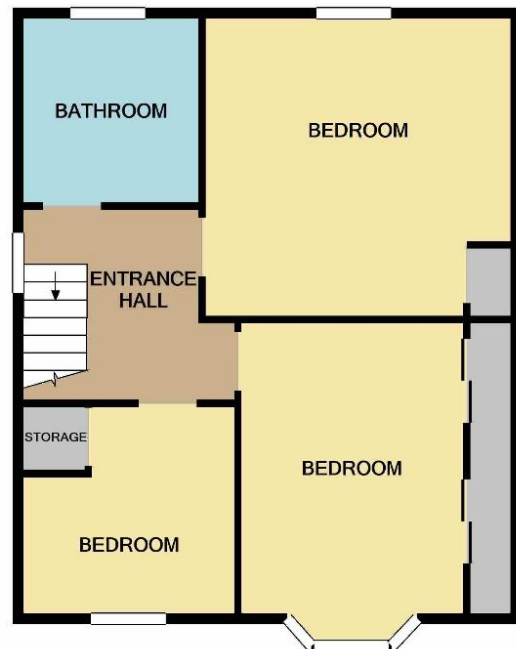
Bedroom 3 is front facing and also has a wardrobe.

The bathroom has been recently upgraded and has a three piece white bathroom suite with an over the bath power shower, modern wet wall, a heated towel rail and bathroom fittings.

Set back from the main road the property has the advantage of a large driveway providing parking for numerous cars. A side gate leads to the enclosed rear garden which has a large entertainment deck adjoining the house, a lawned area, a second decked area and an enclosed play area with swings (included in sale). There is also a large detached wooden shed with power and light.



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 SQ.FT.)

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 & light fittings incl.

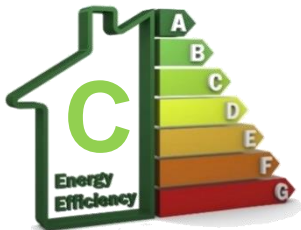
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 9HF

**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.