

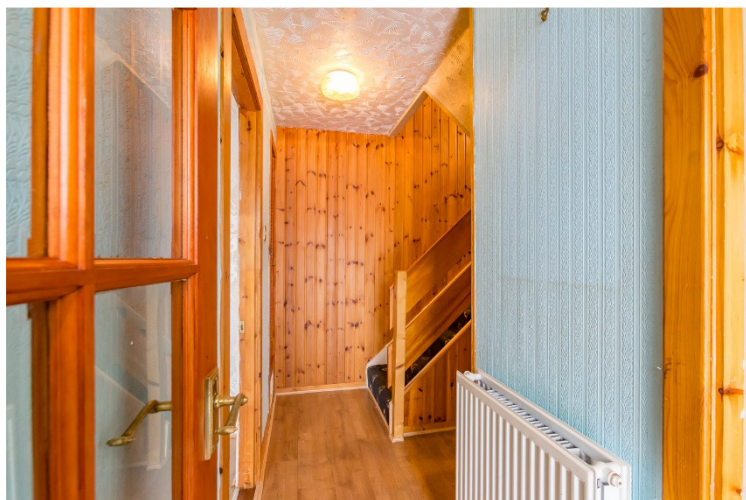


41 Mearns Drive | Montrose | DD10 9DE

Offers Over £130,000

T. DUNCAN & CO.

Solicitors • Estate Agent





41 Mearns Drive | Montrose | DD10 9DE

Offers Over £130,000

Set at the end of a quiet cul-de-sac this spacious 3 bedroom end of terrace villa has a great location adjacent to a large grassed area and within an easy walk of the local Primary School and shop. Set over two levels there is a conveniently located wc and utility cupboard, and a large open plan front facing lounge leading into the rear facing dining area and onto the kitchen. Upstairs are 3 generous size bedrooms and a family bathroom with bath and separate shower enclosure. Outside a large lock block area provided parking for several cars and leads to a low maintenance front garden and outside storage cupboard. A side gate leads to the enclosed rear garden with a wooden shed, patio area, lawned area and water tap.

- End of terrace villa
- WC: 6'7 x 4'6 (2.06m x 1.40m)
- Utility: 6'9 x 5'6 (2.10m x 1.40m)
- Lounge/Dining Area: 10'4 x 15'6 (3.18m x 7.81)
- Kitchen: 12'8 x 9'9 (3.90m x 3.0m)
- Bedroom 1: 10'5 x 11'5 (3.20m x 3.50m)
- Bedroom 2: 8'5 x 14'0 (2.60m x 4.29m)
- Bedroom 3: 9'8 x 9'5 (3.0m x 2.90m)
- Bathroom: 9'8 x 9'2 (3.0m x 2.80m)
- Front, side and rear gardens
- Lock block driveway
- Wooden shed and outside cellar



Entry is into the hallway with access into a side facing WC comprising of a 2 piece white suite with bathroom fittings.

A 15 pane glass panel door continues into the hallway where there is a utility cupboard housing the gas central heating boiler, plumbed space for an automatic washing machine, shelving and the electric fuse box. A wooden staircase leads to the upper floor, there is a storage cupboard, a radiator and an under stairs storage cupboard.

A 15 pane glass panel leads into the open plan lounge/dining/kitchen. The lounge and dining areas have wood effect flooring. The lounge has a front facing window, a radiator, and a stone fireplace with wooden hearth incorporating an electric fire. The dining area has a rear facing window, a radiator and flows into the kitchen. The kitchen overlooks and gives access into the rear garden and is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. There is an electric oven, gas hob and extractor hood above.



The staircase, with side facing window, leads to the upper floor.

Bedroom 1 which is front facing and has a radiator.

Bedrooms 2 & 3 area rear facing and both have double shelved and hanging wardrobe and radiators.

The bathroom is front facing and has a 3 piece white bathroom suite with a separate double shower cubicle housing an electric shower. There is tiling to dado height and to the shower area, a radiator, a heated towel rail and a shelved airing cupboard.

Outside a large lock block area provided parking for several cars and leads to a low maintenance front garden and outside storage cupboard. A side gate leads to the enclosed rear garden with a wooden shed, patio area, lawned area and water tap.

Services: Gas Central Heating and some Double Glazing

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9DE

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



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 ©2019

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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 a draft Schedule.

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