



1-2 Patons Lane | Montrose | DD10 8JA

Offers Over £230,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This traditional family home is set within a very private and secluded location within the centre of Montrose. Requiring a degree of upgrading, this bright spacious property has a huge amount of potential and viewing is highly recommended. The property comprises of a spacious lounge, large family room, dining room, study/5th bedroom, kitchen, utility, wc, bathroom, 4 bedrooms and a dressing room. Outside the property is set within large walled garden grounds with access from Patons Lane and Christies Lane to two garages. The grounds are mainly laid to lawn with established trees. There is a greenhouse, wooden shed and brick built shed.

- Detached house
- Lounge: 14'0 x 22'10 (4.27m x 7.0m)
- Family/Sun Room: 26'2 x 14'3 (8.0m x 4.36m)
- Dining/Sitting Room: 14'4 x 13'8 (4.40m x 4.20m)
- Study/5th Bedroom: 14'2 x 7'9 (4.34m x 2.40m)
- Kitchen: 6'9 x 13'1 (2.10m x 4.0m)
- Bedroom 1: 14'4 x 14'4 (4.38m x 4.38m)
- Dressing Room: 14'5 x 7'8 (4.42m x 2.39m)
- Bedroom 2: 11'7 x 12'7 (3.55m x 3.88m)
- Bedroom 3: 8'10 x 7'9 (2.73m x 2.40m)
- Bedroom 4: 7'0 x 10'2 (2.16m x 3.10m)
- Bathroom: 6'9 x 6'3 (2.11m x 1.93m)
- Large Garage
- Enclosed Walled Garden
- Green house, wooden shed and brick built shed



Entry is into a spacious welcoming hallway where a traditional staircase, with an understairs storage cupboard housing the electric meter, leads to the upper floor. There is a radiator and telephone point.

To the front, overlooking the garden is a generous size lounge with a feature brick fireplace with an open fire, window shutters to the window, and two radiators.

Double glass panel doors lead into a bright spacious family room which has wooden flooring, a radiator, two windows, with window shutters, and double patio doors leading out into the south facing garden.

From the hallway there is a front facing dining room with a tiled fireplace incorporating an open fire, a shelved alcove and a radiator. From here there is access into the study/5th bedroom which looks out onto Christies Lane where there is an open fire and a shelved storage cupboard.

From the dining room there is access into the kitchen which has side and front facing windows. The kitchen is fitted to base and wall units with work surfaces incorporating a stainless steel sink.

A rear hallway from the kitchen gives access into the garden and has a shelved larder cupboard, a utility room housing the gas central heating boiler with plumbed space for an automatic washing machine, and access to a conveniently located wc.

On the upper floor an access hatch leads into the loft. Bedroom 1 has front and side facing windows and a feature marble fireplace with a tiled inlay and hearth incorporating an open fire. There is a shelved alcove, a radiator, window shutters and corning. From here there is access to a dressing room with rear facing window and a radiator.

Bedroom 2 has a delightful outlook over the garden with window shutters, an open fire and a shallow shelved cupboard.

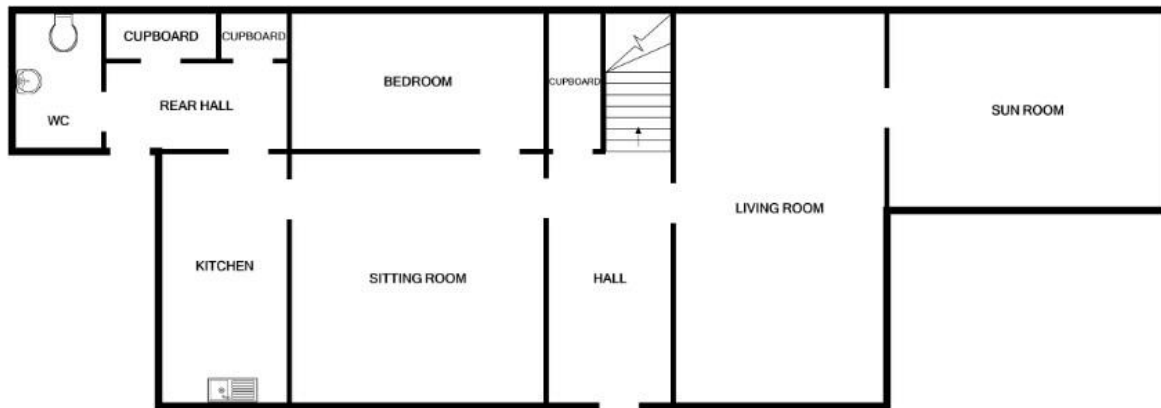
Bedroom 3 is also front facing with window shutters and a radiator

Bedroom 4 is side facing with window shutters and a radiator.

The bathroom is rear facing and has a three piece suite comprising of a bath with over the bath shower, sink and toilet.

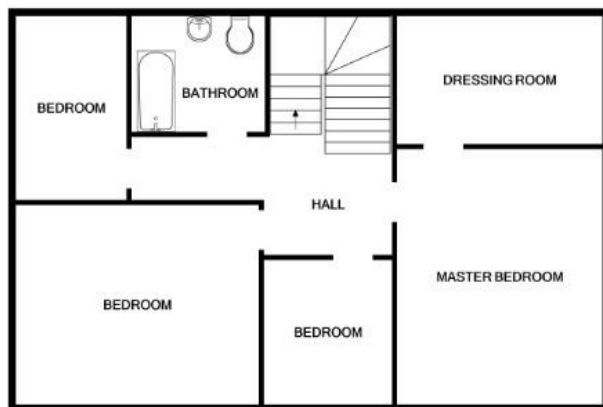
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GROUND FLOOR

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

Services: Gas Central Heating and some double glazing

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

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8JA

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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