



20c Mount Road | Montrose | DD10 8NT

Offers Over £120,000

T. DUNCAN & CO.

Solicitors • Estate Agent



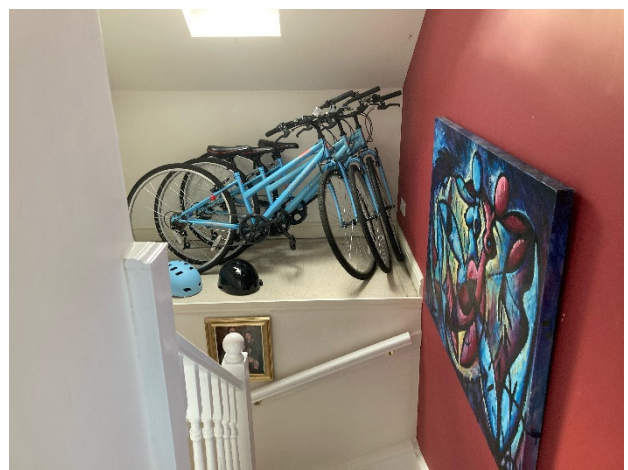


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Within the centre of Montrose, in a very popular residential area, this spacious 2-bedroom maisonette offers more than most. Set over two levels and decorated in fresh neutral tones the property has been thoughtfully extended over recent years to provide a spacious property ideal for modern living with many rooms offering a bright sunny outlook with views both west over Montrose and east towards Montrose beach and the north sea beyond. On the first floor there is a spacious lounge with cosy snug, a fitted kitchen, a bedroom/music room, bathroom and home office space. On the upper floor is the master bedroom with adjoining shower room and generous size storage cupboard. Outside there is a private landscaped garden with sunny seating area, a private storeroom, a mutual drying area and mutual storeroom.

- First Floor Maisonette
- Lounge with Snug: 13'7 x 11'5 (4.17m x 3.51m)
- Kitchen: 10'8 x 8'8 (3.29m x 2.68m)
- Bedroom 2/Music Room: 11'1 x 9'5 (3.38m x 2.89m)
- Bathroom: 7'2 x 4'9 (2.19m x 1.49m)
- Bedroom 1: 10'8 x 18'1 (3.29m x 5.51m)
- Shower Room: 9'1 x 4'9 (2.77m x 1.49m)
- Private Garden & Private Storeroom
- Mutual Drying Area
- Mutual Storeroom



Entry is into the hallway which has a wooden staircase leading to the upper floor and a small office space underneath the stairs. There is access into a bright spacious lounge which is open into a cosy snug, which could be utilised as a dining area, both of which have front facing windows allowing for an abundance of natural sunlight. A feature fireplace, with gas connection, working window shutters, deep skirtings and ornate ceiling rose all add to the charm of this room.

To the rear, the kitchen is fitted with wall and base units with coordinating worktops. There is an electric oven, gas hob and extractor hood above with space for an automatic washing machine and fridge/freezer.

Bedroom 2/music room is a spacious room which gives views over the surrounding gardens towards Montrose beach.

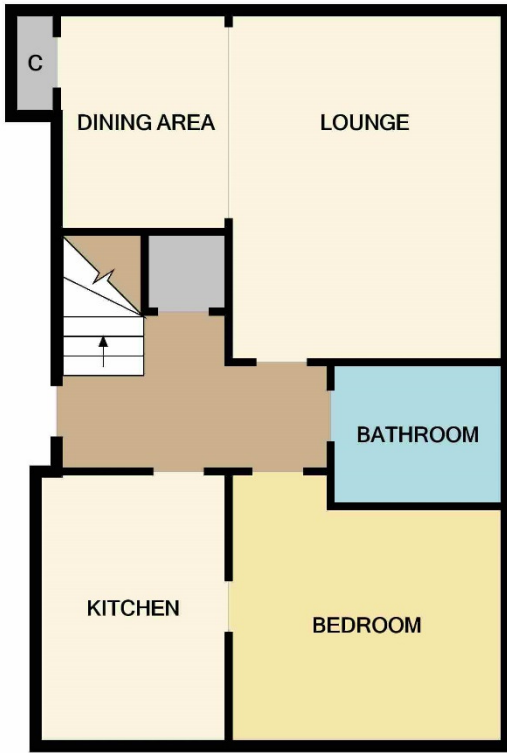
A conveniently located bathroom is also on this level and is finished in fresh neutral tones with a 3 piece white suite, white tiling and modern vinyl flooring.

The stairway, with front facing Velux window and display area, leads to bedroom 1 with adjoining shower room. This bright spacious bedroom enjoys impressive views over Montrose towards the East Coast, golf course, tennis courts and surrounding area.

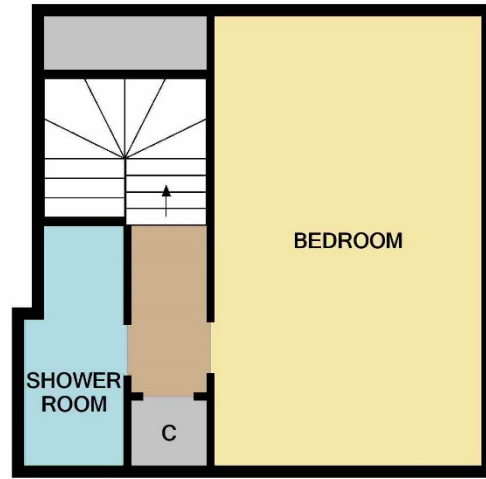
The shower room has a two piece white suite with a separate double shower cubicle.

A cupboard housing the central heating boiler completes the upper floor.

Outside a landscaped private garden is mainly laid to grass with a stone slabbed seating area. There is a private storeroom, a shared drying area and mutual storeroom.



1ST FLOOR



ATTIC 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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Services: Gas Central Heating and Double Glazing

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

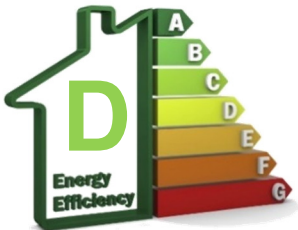
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8NT

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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