



39a Rossie Island Road | Montrose | DD10 9NR  
Offers Over £190,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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Presented in immaculate condition this 2 bedroom, 2 bathroom detached bungalow must be viewed to appreciate the accommodation on offer. Decorated in modern neutral tones this well-maintained bungalow would make an ideal first home or is perfect for anyone looking to downsize and be close to all local amenities. There is a spacious lounge, delightful sunroom and access from here into the enclosed rear garden, a modern kitchen with integrated appliances, 2 double bedrooms, the master with an en-suite shower room and both with built-in wardrobes, and an additional modern shower room. Outside the property is surrounded by easily maintained garden grounds with a detached wooden garage, raised deck and patio seating area.

- Detached Bungalow
- Lounge: 13'1 x 16'4 (4.0m x 5.0m)
- Sunroom: 10'1 x 10'3 (3.08m x 3.15m)
- Kitchen: 11'1 x 10'2 (3.40m x 3.12m)
- Master Bedroom: 13'5 x 10'8 (4.12m x 3.30m)
- En-Suite: 7' x 5'6 (2.15m x 1.72m)
- Bedroom 2: 11'3 x 10'7 (3.45m x 3.25m)
- Shower Room: 5'6 x 6'4 (1.70m x 1.94m)
- Detached Wooden Garage
- Low Maintenance Garden with Raised Deck and Patio



Entry is into a welcoming hallway where there is a storage cupboard housing the gas central heating boiler, a front facing window, spotlights to the ceiling, Karndean flooring and a radiator.

A glass panel door leads into the bright spacious lounge with front and side facing windows, spotlights to the ceiling, tv and telephone points and a radiator.

To the rear of the lounge is a sunroom which overlooks and gives access via double patio doors into the rear garden. Here there are spotlights to the ceiling, a radiator and Karndean flooring.

The kitchen is also rear facing with access into the rear garden. It is fitted to base and wall units with coordinating work surfaces and under unit lighting incorporating a stainless steel bowl sink with mixer tap. There is a double stainless steel NEF oven, induction hob with a stainless steel extractor hood above, an integrated fridge freezer and washing machine. There is a conveniently positioned breakfast bar area with tv point, a radiator and spotlights to the ceiling.

The shower room is front facing and has a modern two piece white suite with a separate shower cubicle housing a power shower with deluge and hand held attachments. The shower room is finished with modern wet wall to the shower enclosure, parador to the ceiling with spotlights and an expelair.

The master bedroom is rear facing and has a double shelved and hanging wardrobe with sliding mirror doors, a radiator, spotlights to the ceiling and access into an en-suite shower room.

The en-suite has a side facing window and comprises of a two piece white suite with a separate double shower cubicle housing a power shower with deluge and hand held attachments. It is finished with modern wet wall to shower enclosure, spotlights to the ceiling, an expelair and radiator.

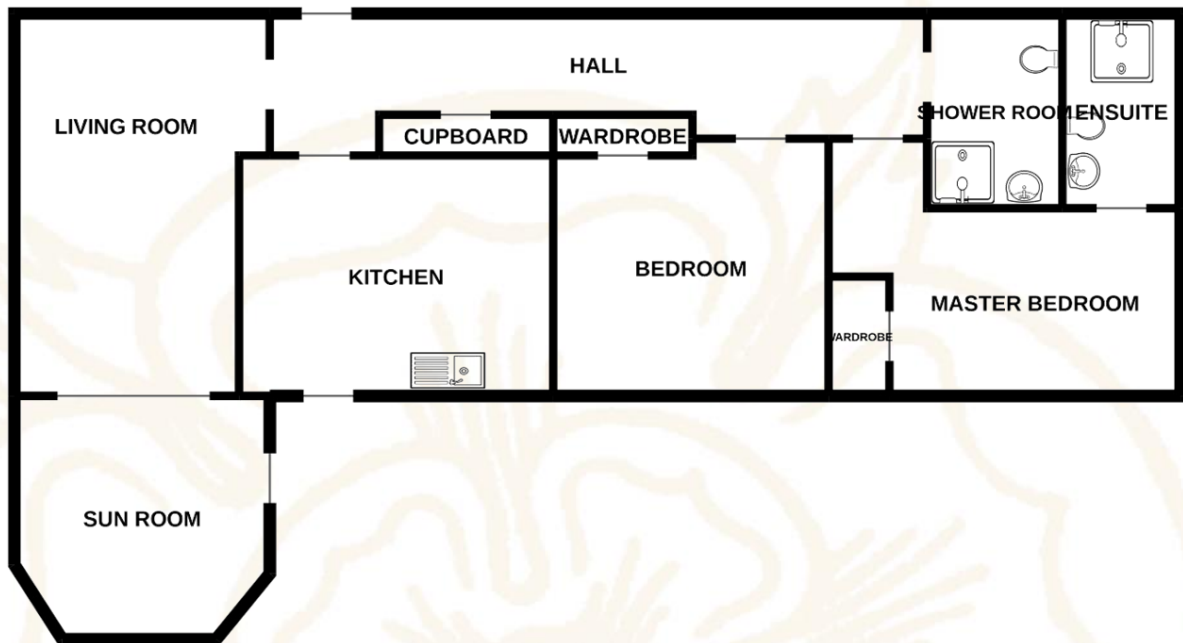
Bedroom 2 is rear facing and has a double shelved and hanging wardrobe with sliding mirror doors, a radiator and spotlights to the ceiling.

Outside the house is surrounded by low maintenance gardens with a lock-block driveway to the side providing off street parking leading to a detached wooden garage which has an up and over door, power and light. The rear garden has a patio seating area, a raised sundeck, and drying area.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

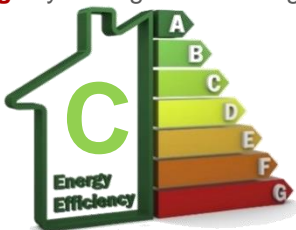
**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD10 9NR

**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



*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 is a draft Schedule.*

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