



20 Hillview Crescent, Ferryden | Montrose | DD10 9RZ

Offers Over £70,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Set within the popular village of Ferryden this 2 bedroom terraced villa enjoys an ideal location within a quiet cul-de-sac. Ideally placed to take advantage of all local amenities and services including shops and supermarkets as well as Montrose railway station which provide easy access to many Angus and Aberdeenshire towns as well as Dundee and Aberdeen. This spacious property requires a degree of modernisation and benefits from electric heating and double glazing and comprises of a generous size lounge, dining kitchen with 2 spacious bedrooms and bathroom on the first floor. Gardens front and rear with a summer house in the rear garden.

- Terraced villa
- Lounge: x 14'0 x 13'9 (4.27m x 4.24m)
- Kitchen: 13'9 x 8'6 (4.25m x 2.62m)
- Bathroom: 6'5 x 5'9 (1.99m x 1.80m)
- Bedroom 1: 13'10 x 9'10 (4.25m x 3.04m)
- Bedroom 2: 10'5 x 12'7 (3.19m x 3.86m)
- Front and rear gardens
- Summer house



Entry is into the porch with a front facing window and a glass panel door which leads to the inner hallway and staircase to the upper floor.

The lounge is front facing with double glazed window overlooking the front garden, electric radiator, telephone and tv points.

A 15 pane glass door leads to the rear facing kitchen which overlooks the rear garden and it is fitted to base and wall units with coordinating work surfaces. From the kitchen there is access to a storage cupboard which houses the electric fuse box and access to the rear door opening up into the rear garden.



Staircase leads to the upper level where there is a radiator, telephone point and access to the loft area.

Bedroom 1 is front facing overlooking the front of the property with electric radiator and two shelved storage cupboards one of which has a hanging rail.

Bedroom 2 is rear facing overlooking the rear garden and has an electric radiator and a built in shelved double cupboard which houses the hot water tank.

The bathroom is rear facing and comprises a three piece white suite, electric shower over bath, tiled around the shower and bath area, electric towel rail and bathroom cabinet.

To the front the garden is laid to shrubs. The rear garden has a summer house, attached out house and outside tap and is laid to slabs, stone chippings and shrubs.

GROUND FLOOR

1ST 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. Made with Metropix ©2019

Services: Electric Heating and Partially Double Glazed

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

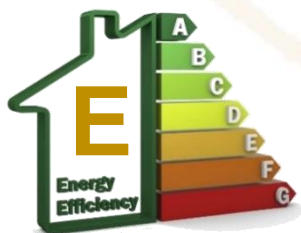
Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9RZ

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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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.

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