



35 Kennedy Avenue | Montrose | DD10 9DY

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agents





35 Kennedy Avenue Montrose DD10 9DY

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Located within the popular residential area of Borrowfield, this end terraced house is conveniently located within walking distance of the local primary school and shop Montrose has a wide range of amenities and services including High Street shops, supermarkets, health centre and Sports centre with swimming pool. Set over two levels the property comprises of sitting room, living room, kitchen, utility & cloakroom/WC on the ground floor with two bedrooms and bathroom on the first floor. The property benefits from gas central heating and double glazing. The front and rear gardens are low maintenance with garage/workshop with power & light.

- End Terraced House
- Spacious Lounge: 3.49m x 5.18m (11'5 x 17'0)
- Sitting room: 3.45m x 4.5m (11'5 x 14'9)
- Kitchen: 3.5m x 2.8 m (11'6 x 9'2)
- Cloakroom/WC: 1.81m x 1.2m (5'11 x 4'2)
- Utility Room: 3.81m x 2.17m (12'5 x 8')
- Bedroom 1: 4.39m x 3.2m (14'5 x 10'6)
- Bedroom 2: 3.29m x 4.1m (10'10 x 13'5)
- Bathroom: 2.7m x 1.9m (8'10 x 6'2)
- Low Maintenance Gardens
- Detached Garage with Workshop



Entry is into the hallway with storage cupboard, staircase to the bedrooms and bathroom, radiator.

The open archway on the right leads to a sitting room with double glazed window overlooking front garden, radiator.

The generous sized lounge is flooded with natural light with the patio doors over looking the front garden, feature fire & surround, double glazed window looking to side garden, radiator, sockets and tv points.

A glazed door leads to the kitchen fitted with wall and base units, double glazed window overlooking rear garden, space for freestanding cooker and plumbed for dishwasher. Radiator

Cloakroom/wc with radiator and window.

Utility room, plumbed for washing machine, radiator, ample storage area, rear door giving access to the garden and garage.

Wooden balustraded staircase leading to upper level, radiator, loft hatch giving access to the roof space.

Front facing bedroom with radiator, walk in storage cupboard housing hot water tank and gas boiler, two windows overlooking the front garden.

Rear facing bedroom with radiator, double glazed window.

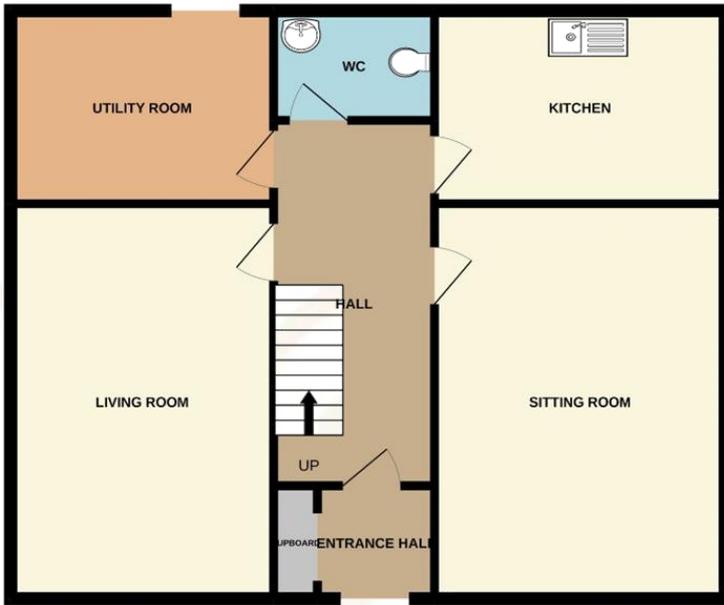
Bathroom with three piece suite, radiator, electric shower over the bath and tiled to three walls around the bath.

The front garden is low maintenance and laid to stone with borders and mature shrubs, side path giving access to the rear garden which is laid to slabs and borders with outside tap.

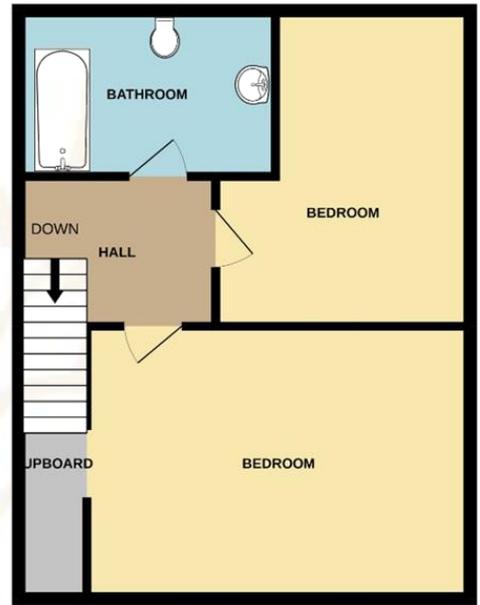
The detached single garage with up & over door has power and light with ample storage or workshop.



GROUND FLOOR



1ST 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

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9DY

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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