



89 Christies Lane | Montrose | DD10 8HY
Offers Over £115,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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This 3 Bedroom terraced villa is the ideal family home and has the advantage of off street parking and a south facing garden. This family home is ideally located within walking distance of all local amenities and services and well placed for Montrose beach, sports centre and golf courses. The property is set over two levels with a spacious lounge, kitchen and bathroom on the ground floor with master bedroom & en-suite shower room and two further bedrooms on the upper floor. There is a great deal of potential to alter the garden to either allow for more parking or, with relevant permissions, add a garage.

- Terraced villa
- Lounge: 10'7 x 19'9 (3.26m x 6.06m)
- Kitchen: 13'7 x 10'8 (4.18m x 3.30m)
- Bathroom: 8'0 x 4'8 (2.45m x 1.47m)
- Master Bedroom: 15'8 x 10'1 (4.83m x 3.08m)
- En-suite: 6'2 x 5'3 (1.88m x 1.63m)
- Bedroom 2: 8'7 x 13'7 (2.66m x 4.17m)
- Bedroom 3: 12'5 x 9'4 (3.80m x 2.87m)
- Front and rear gardens
- Off street parking for one car
- Wooden shed



Entrance into the open hallway where the staircase leads to the upper level, radiator, storage cupboard housing the electric fuse box.

The lounge has both front and rear facing double glazed windows overlooking the front and rear gardens, gas fire and a radiator.

The front facing bathroom has a three piece suite with wash hand basin & vanity unit, tiled from floor to dado height, tiled around the bath area with an electric shower over the bath.

The kitchen is rear facing overlooking the rear garden and is fitted to wall and base units with coordinating worktops, cupboard under the staircase which is plumbed for an automatic washing machine, gas boiler and from here the rear door gives access to the garden & off street parking.

The staircase leads to the upper level and there are with windows overlooking the rear garden and storage cupboard.

The master bedroom is front facing overlooking the front garden and radiator. The en-suite shower room comprises of a two piece suite, wash hand basin & vanity unit, wc, and electric shower.

Bedroom 2 is also front facing overlooking the garden with radiator and a storage cupboard.

Bedroom 3 is rear facing overlooking the rear garden with views onto the Links area, radiator and a storage cupboard.

Outside, the front garden is laid to mature shrubs and stone chippings. The rear garden is laid to stone chippings with established shrubs, patio area, pond and wooden shed with gated access for off street parking on a slabbed area.



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: Gas Central Heating and Double Glazing

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8HY

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.

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