



9 Wellington Park | Montrose | DD10 8QG

Offers Over £140,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This 2 bedroom semi detached villa is set on the edge of the very popular Mid Links Park. The property benefits from double glazing and electric heating. Comprising of lounge, kitchen, dining room on the ground level with two bedrooms and shower room upstairs. The front garden is laid to stones with access to the rear garden. The rear garden is laid to grass and stones with mature shrubs, summer house and shed.

- Semi detached villa
- Lounge: 12'6 x 13'9 (3.85m x 4.23m)
- Dining room: 7'8 x 8'4 (2.39m x 2.55m)
- Kitchen: 10'3 x 8'3 (3.14m x 2.53m)
- Bathroom: 7'8 x 4'7 (2.38m x 1.44m)
- Bedroom 1: 10'0 x 11'10 (3.05m x 3.65m)
- Bedroom 2: 14'8 x 10'6 (4.51m x 3.23)
- Front and rear gardens
- Summer house and shed



Entry into the hallway where there is an electric radiator and a staircase leading to the upper level.

The front facing lounge has a double glazed window overlooking the front garden, an electric fire set on a marble and stone hearth, alcove, radiator, ample sockets and tv point.

from the lounge, there is a dining room, tiled floor, back door leading to the garden and an under stairs storage cupboard.

The kitchen is rear facing with a window overlooking the garden and is fitted to wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, electric oven and hob, plumbed space for automatic washing machine, laminate flooring, tiled splashbacks and an electric radiator. Fridge freezer and washing machine are included in the sale.



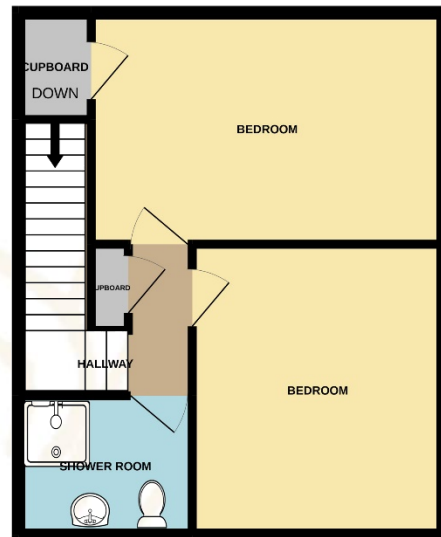
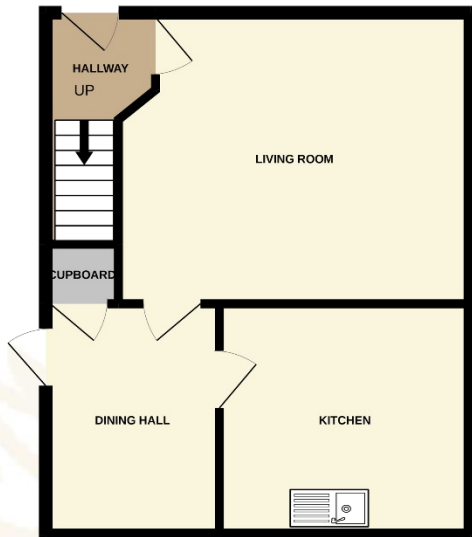
The staircase from the hallway leads to the upper level where there is a radiator and side window overlooking the garden.

The bathroom is rear facing with window, two piece white suite, tiled floor and walls from floor to ceiling, electric shower, radiator.

Bedroom 1 is front facing with a large window overlooking the front garden and radiator.

Bedroom 2 is rear facing overlooking the rear garden and a radiator.

Outside the property, the front garden is laid to stone chippings and slabs with mature shrubs bordering the area. The enclosed rear garden is surrounded by mature shrubs and trees with a grassed drying area, paved patio area with garden shed and summer house.



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: Electric Heating and Double Glazing

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

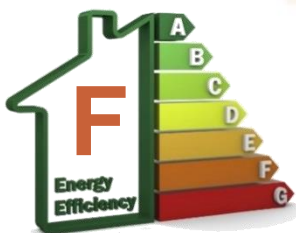
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8QG

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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