



27 Mallard Drive | Montrose | DD10 9NB

Offers Over £210,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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This modern three bedroom detached house is located within the popular residential area of Montrose. Ideally located to all local amenities including shops, schools and railway station. The accommodation comprises of entrance hallway, lounge, kitchen/diner, cloakroom with WC on the ground floor with the master bedroom with en-suite shower room, two further bedrooms and family bathroom. Garden to front laid to grass and stones with a lock-block driveway and single garage, the rear garden is laid to grass with paved patio area with countryside views.

- Detached Villa
- Cloakroom/WC: 3'6 x 6'7 (1.09m x 2.03m)
- Lounge: 12'9 x 18'5 (3.95m x 5.65m)
- Kitchen/Diner: 16'8 x 9'3 (5.11m x 2.83m)
- Master bedroom: 9'1 x 14'6 (2.76m x 4.45m)
- En-suite: 8'2 x 8'5 (2.50m x 2.61m)
- Bedroom 2: 9'1 x 13'3 (2.76m x 4.05m)
- Bedroom 3: 7'4 x 9'4 (2.26m x 2.86m)
- Family bathroom: 8'1 x 6'9 (2.47m x 2.10m)
- Garage
- Front and rear gardens



Entry is into the entrance hallway with staircase leading to the upper floor and a conveniently located cloakroom with WC and storage cupboard. With Karndean flooring in the hallway flowing through to the lounge and the downstairs cloakroom/WC.

A glass panelled door leads into a bright spacious lounge with front facing window, a walk in under stairs storage cupboard and a further glass panelled door into the dining kitchen to the rear.

The rear facing kitchen is fitted to modern wall and base units with coordinating worktops incorporating a stainless-steel sink with mixer tap, plumbed for automatic washing machine and dishwasher, gas oven and hob with extractor hood above, gas boiler, side door leading to the garden and patio doors from the dining area giving access to the rear garden.



On the upper level there is a *side facing window*, radiator, three bedrooms and family bathroom.

Bedroom two is rear facing with window overlooking the rear garden and countryside, double mirrored wardrobe with sliding doors and a radiator.

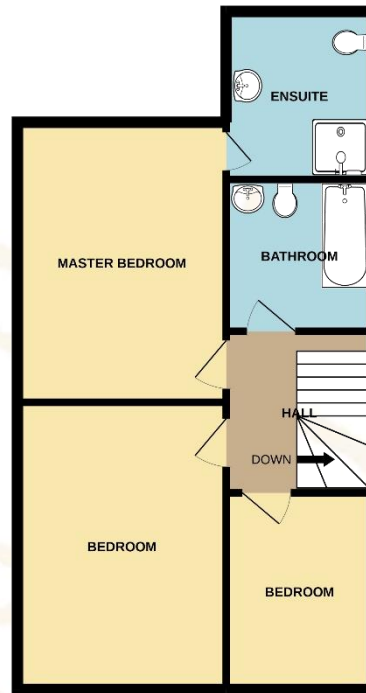
Bedroom there is a rear facing single room with radiator and a window overlooking the garden giving views out to the countryside.

The master bedroom is front facing with a double mirrored sliding doors, radiator, window overlooking the front garden. The ensuite comprises shower, WC, wash hand basin and radiator.

The side facing family bathroom comprises a three piece white suite with electric shower over bath, tiled around the bath area and a radiator.

The front is laid to grass and stones with a lock block driveway for one or two cars, garage with up and over door with power and light and access at the side to the rear garden. The rear garden is laid to grass with a patio area, access to the kitchen from a side door and an outside tap.





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:** E

**Post Code:** DD10 9NB

**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 a draft Schedule.*

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