



35 Gannochy Crescent | Montrose | DD10 9BY

Offers Over £130,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Set within a quiet cul-de-sac this spacious 2-bedroom mid terraced villa has a great location within an easy walk of the local Primary School and shop. Set over two levels with open plan rear facing lounge leading into the front facing kitchen dining. Upstairs are 2 generous size bedrooms and a family bathroom with three-piece suite. Outside the front garden is easily maintained with stone chips. The enclosed rear garden is low maintenance with wooden shed and slabbed patio area.

This property would be the ideal first-time family home or a buy to let.

- Mid terraced Villa
- Lounge: 10'5 x 16'5 (3.20m x 5.03m)
- Kitchen/Dining: 10'5 x 8'9 (3.20m x 2.71m)
- Master Bedroom: 13'6 x 10'8 (4.12m x 3.27m)
- Bedroom 2: 10'6 x 12'5 (3.22m x 3.80m)
- Bathroom: 6'2 x 5'5 (1.89m x 1.68m)
- Low Maintenance Gardens



Entrance in through front door into hallway there is a storage cupboard housing the fuse box & meter, radiator and staircase taking you to the first floor, with laminate flooring throughout the ground floor.

There is a vestibule leading from the backdoor with a secondary door.

Leading from the hallway you are into the lounge, flooded with natural light, radiator.

Off the lounge double doors take you into the kitchen/dining, the kitchen has modern wood effect base and wall units, stainless steel sink, gas hob, window overlooking the front garden, radiator, unit housing the boiler, plumbed for a washing machine and space for a fridge freezer, with room for a dining room table.

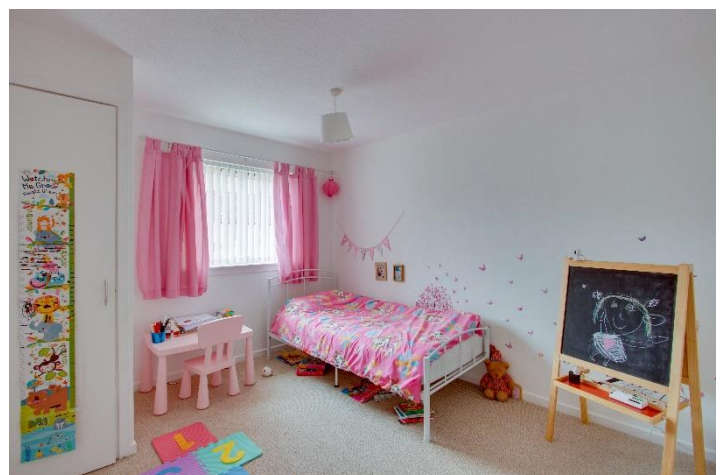
On the upper floor, there are two bedrooms and family bathroom. Access to the loft space, radiator.

Modern bathroom with three-piece suite over the bath electric shower, wet walled, radiator.

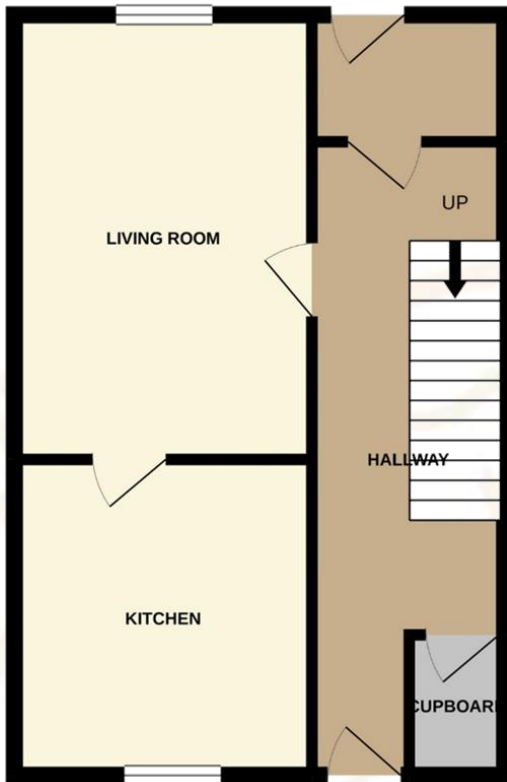
Into the rear spacious bedroom, storage cupboard and two built in wardrobes with hanging rail, radiator.

Master bedroom with double wardrobe with hanging rail and shelving, tv point, radiator

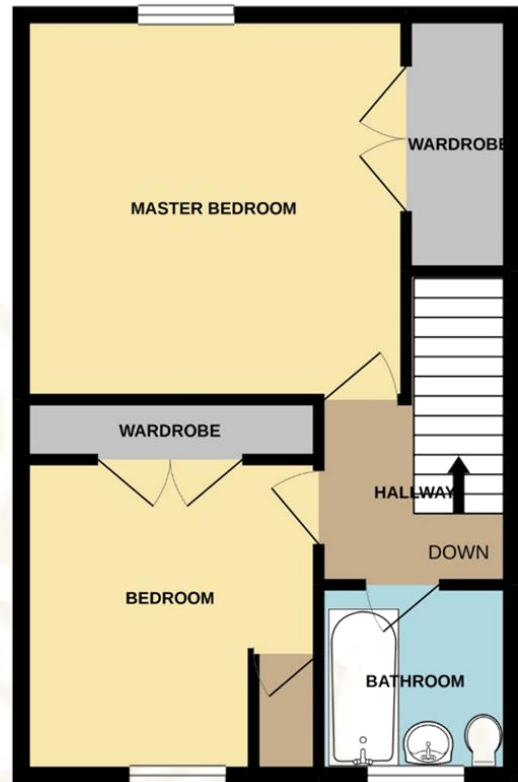
Low maintenance front & rear gardens with the front laid to stone chips and the rear laid to slabs, garden shed.



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 misstatement. 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, Double Glazing

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9BY

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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