



14 Caird Avenue | Montrose | DD10 9NP  
Offers Over £170,000

T. DUNCAN & CO.  
Solicitors • Estate Agent







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This detached bungalow is located to the south of Montrose on Rossie Island, within walking distance of Montrose town centre as are both Primary and Secondary schools. Set in a quiet cul-de-sac this detached bungalow does require a degree of modernisation and would be an ideal home. Benefiting from gas central heating and double glazing the property comprises of lounge, kitchen, two bedrooms, shower room, and conservatory with front and rear gardens. Off street parking for several vehicles with a single garage.

- Detached bungalow
- Lounge: 13'8 x 16'6 (4.23m x 5.06m)
- Kitchen Diner: 18'6 x 10'4 (5.67m x 3.17m)
- Shower room: 7'5 x 8'8 (2.29m x 2.70m)
- Bedroom 1: 11'9 x 13'8 (3.63m x 4.23m)
- Bedroom 2: 11'4 x 13'9 (3.47m x 4.24m)
- Conservatory: 18'9 x 10'4 (5.76m x 3.17m)
- Front and rear gardens
- Garage with driveway





Entry through a uPVC door into vestibule where the electric fuse box is situated. A secondary door leads to the hallway where there is a radiator and access via a Ramsay ladder to a partially floored loft which has power and light.

The lounge is front facing with bay window overlooking the front garden, feature fireplace with gas fire and radiator.

Bedroom 1 is front facing with a large window overlooking the front garden and there are two alcoves and a radiator.

Bedroom 2 is rear facing which looks onto the conservatory and there is a radiator.

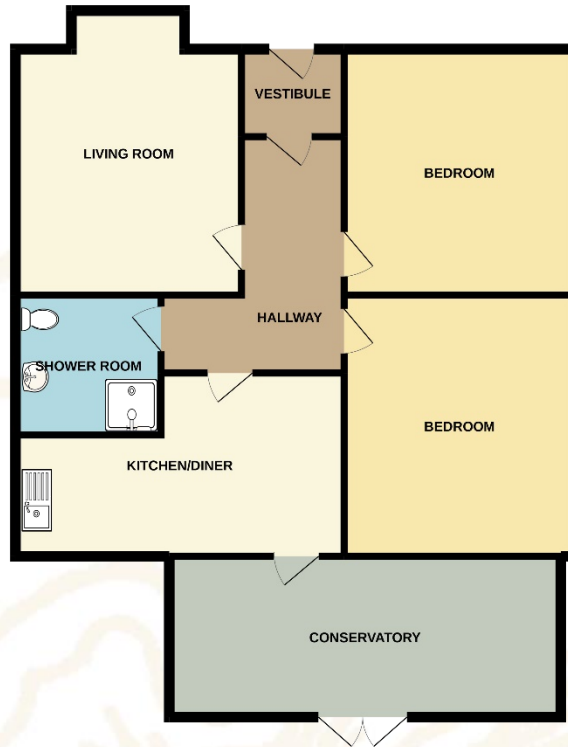
The shower room has a walk in shower unit, wet walled, wash hand basin with vanity unit, toilet, chrome heated towel rail and side window.

The rear kitchen diner gives views to the side and rear gardens. It is fitted to modern wall and base units with coordinating worktops incorporating a stainless-steel sink, plumbed for a washing machine, gas hob, electric oven, chrome extractor hood, two cupboards and an alcove. From the kitchen diner access is into the conservatory with views over the rear garden with steps taking you down into the garden.

The front garden is laid to grass with brick borders and lock block area which continues to the garage which has power and light. The rear garden is mainly laid to grass with mature shrubs, and fruit trees, wooden workshop and two metal sheds, further side access leads to the front garden.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 contents, 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:** C

**Post Code:** DD10 9NP

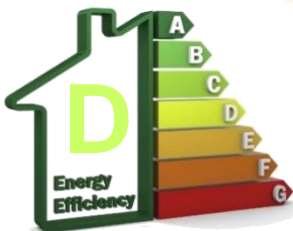
**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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