



14 Chapel Street | Montrose | DD10 8RE  
Offers Over £165,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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This modern home enjoys a central location within walking distance of Montrose High Street and all other local amenities. Deceptively spacious it is an ideal family home presenting in move-in condition with neutral tones throughout. The delightful entrance hallway has the staircase leading to the upper accommodation, a storage cupboard and a conveniently located ground floor cloakroom. There is a spacious front facing lounge with access into a bright dining kitchen with patio doors out to the rear garden. On the upper floor there are three generous size bedrooms with storage and bathroom with a three-piece white suite with an over the bath shower. Benefiting from double glazing, Hive controlled central heating and allocated parking space this property must be viewed to appreciate what it has to offer.

- Mid terrace dwelling house
- Cloakroom: 3'1 x 6'6 (0.96m x 2.01m)
- Lounge: 14'4 x 15'1 (4.38m x 4.60m)
- Dining Kitchen: 17'8 x 9'9 (5.44m x 3.01m)
- Master Bedroom: 10'10 x 13'2 (3.35m x 4.03m)
- Bedroom 2: 11'0 x 9'7 (3.36m x 2.95m)
- Bedroom 3: 8'6 x 9'2 (2.61m x 2.81m)
- Family bathroom: 6'6 x 6'2 (2.02m x 1.90m)
- Enclosed rear garden
- Allocated parking space



On entering into the main hallway, the cloakroom has a two-piece suite with wash hand basin, WC and radiator. Storage cupboard, staircase leading to the upper floor.

The bright front facing lounge has ample sockets throughout, TV point, two radiators one being a modern grey vertical style and storage cupboard.

The kitchen diner is rear facing and overlooks the enclosed garden, fitted to modern base and wall units incorporating a stainless-steel sink with mixer tap and coordinating work surfaces, breakfast bar, plumbed for automatic washing machine, dishwasher, NEF induction hob, chrome extractor hood above and oven, modern grey vertical radiator, laminate flooring with patio doors and further door leading to the rear garden.



On upper level there is the three bedrooms and family bathroom, radiator, and access to the loft space with loft ladder.

Bedroom 2 is a rear facing double bedroom and overlooks the garden, built in wardrobe with hanging rail and shelves, radiator, sockets, and TV point.

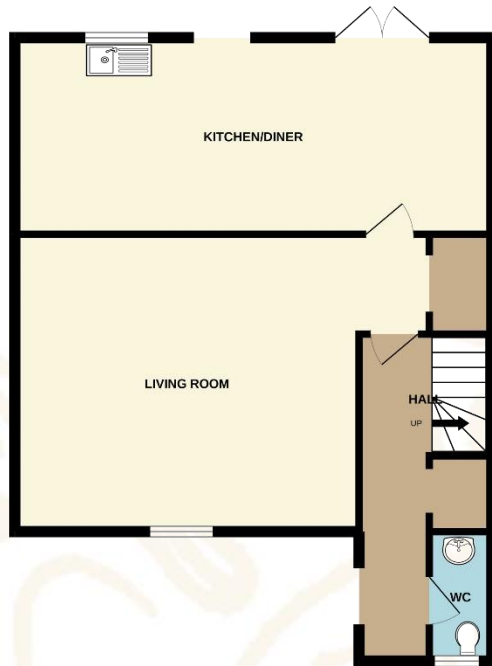
The master bedroom is front facing with built in mirror wardrobes which have a hanging rail and shelves, radiator, sockets, and TV point.

Bedroom 3 is front facing, built in wardrobe with hanging rail and shelves and radiator.

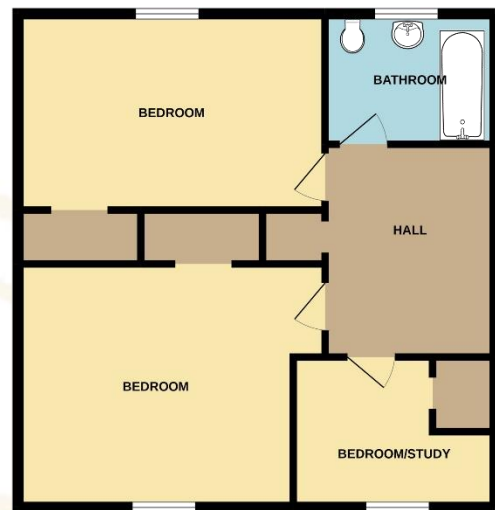
The family bathroom has a three-piece white suite and tiled to three walls, vanity unit, electric shower over bath with shower screen and chrome radiator and downlighters.

To the outside of the property, there is allocated parking to the rear for one car and the rear garden is enclosed with composite decking and garden shed to be included in the sale.

GROUND FLOOR



1ST FLOOR



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:** C

**Post Code:** DD10 8RE

**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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