

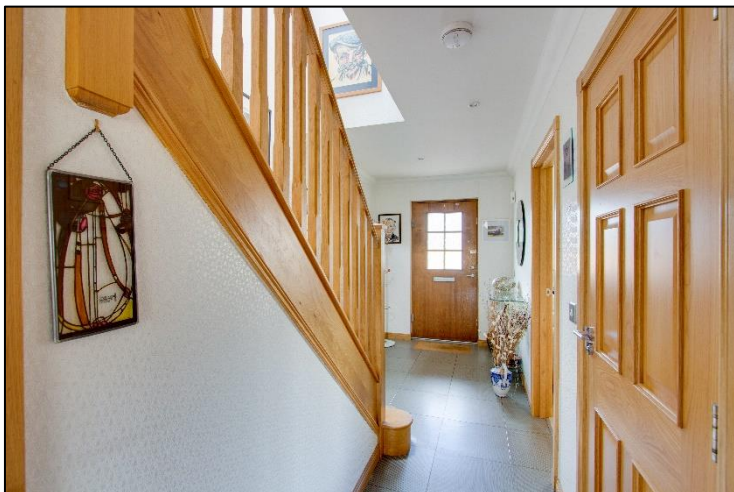


1 Distillery View | Montrose | DD10 9BB

Offers Over £295,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This superb, detached dwellinghouse enjoys a corner plot position close to Montrose town centre, close to all the local amenities. Set over two levels this spacious 3-bedroom family home must be viewed to appreciate the style and quality of home on offer. A particular feature of the house is the optional open plan living of lounge, kitchen, dining and sitting room, the shower room and utility complete the downstairs living. The first-floor landing provides ample space for home working, family bathroom with walk in shower, 3 double bedrooms the master bedroom with en-suite shower room. Finished to a high standard, with in built sound system and ceiling speakers, the property also benefits from gas central heating and double glazing. Single garage with power and light, off street parking for several vehicles and wrap round garden complete this superb family house.

- Detached villa
- Lounge: 18'6 x 13'7 (5.67m x 4.18m)
- Shower Room: 5'9 x 8'1 (1.80m x 2.48m)
- Kitchen/Dining/Sitting: 25'4 x 19'9 (7.76m x 6.07m)
- Utility: 10'5 x 8'7 (3.19m x 2.65m)
- Master bedroom: 5'6 x 9'3 (1.72m x 2.84m)
- En-suite: 5'6 x 9'3 (1.72m x 2.84m)
- Bedroom 2: 10'5 x 18'2 (3.21m x 5.56m)
- Bedroom 3: 9'6 x 14'4 (2.94m x 4.40m)
- Family bathroom: 7'4 x 10'8 (2.27m x 3.28m)
- Garage
- Driveway for several vehicles
- Wrap round garden
- Wooden shed



Entering into the entrance hallway with tiled flooring and staircase leading to the upper level, radiator, understairs cupboard with ample sockets, access to the lounge, shower room and kitchen/dining/sitting room are also accessed from here.

The bright front facing lounge overlooks the front garden, with feature electric fire with surround, radiator, ample sockets throughout and double pocket doors leading to the dining area, kitchen and sitting area.

The shower room comprises of two-piece white suite with vanity unit to wash hand basin, tiled walk-in shower cubicle with power shower, tiled floor and tiled to dado height, chrome heated towel rail and extractor fan.

The bright and spacious kitchen/dining/sitting room is flooded with natural light from the surrounding windows with outlooks to the rear garden with patio doors leading to the garden is the ideal family entertaining area. The flooring is tiled throughout with three radiators, and double pocket doors leading to the lounge. The kitchen is fitted to modern wall and base units with coordinating work tops incorporating 1½ stainless steel sink with mixer tap, two ovens, integrated fridge freezer, free standing Miele dishwasher (included) and ample storage throughout, the breakfast island has NEF 5 burner gas hob with stainless steel extractor above, and storage below with seating for 2/3 people, ample sockets throughout, tv point. Access to the utility is gained from here.

The utility room has base units with coordinating work surfaces incorporating a stainless-steel sink, plumbed for automatic washing machine, space for tumble drier, radiator, window overlooking the rear garden, double shelved storage cupboard which also houses the hot water tank and side access to the rear door. The integral garage is accessed from the utility, the garage houses the gas boiler, electric fuse board, power and light with up and over electric door.

A carpeted staircase with oak balustrades leads to the upper floor landing providing the ideal working from home space, Velux window, downlighters and access hatch to the loft.





The master bedroom has a window overlooking North Esk Road, two single wardrobes with hanging rails and shelves, a further double wardrobe with hanging rail and shelf within the walkway to the en-suite which comprises of two piece suite with vanity unit, walk in shower with power shower, downlighters, Velux window, tiled floor, chrome radiator and tiling to dado height.

Bedroom 2 has a window overlooking North Esk Road, radiator, two double wardrobes with hanging rails and shelves, downlighters, ample sockets and tv socket.

Bedroom 3 overlooks the front garden, single wardrobe with shelf and hanging rail, ample sockets, tv socket and radiator.

The family bathroom comprises three-piece white suite with vanity unit to wash hand basin, walk in shower tiled floor to ceiling with power shower, tiled flooring with tiles to dado height, Velux window and chrome radiator.





To the outside of the property the front driveway is lock bloc'd providing parking for several vehicles and access to the garage with electric door. The wrap around garden is laid to a mixture of mature shrubs and grass with pathway around the property, patio area and outside socket. To the rear of the property, it is laid to grass and slabs with outside tap, stone chipped area with a whirly and wooden shed (included).

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 & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: F

Post Code: DD10 9BB

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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