



20 Angus Drive | Montrose | DD10 9DZ
Offers Over £150,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Set in a quiet cul-de-sac this 3 bedroom semi detached villa has a great location adjacent to a large, grassed area and within an easy walk of the local Primary School and shop. Set over two levels there is a conveniently located cloakroom and utility cupboard, and front facing lounge, to the rear of the property is the modern kitchen and dining room. Upstairs are 3 generous size bedrooms and a modern family shower room. Outside the large lock block area provides parking for several cars with low maintenance front garden and outside storage cupboard. A side gate leads to the enclosed rear garden with patio area, laid to stones with wooden shed included in the sale. The property benefits from gas central heating and partial double glazing.

- Semi detached villa
- Cloakroom: 6'5 x 4'6 (1.99m x 1.42m)
- Utility: 6'5 x 4'5 (2.00m x 1.38m)
- Lounge: 10'5 x 15'6 (3.19m x 4.77m)
- Kitchen: 9'8 x 9'8 (3.00m x 3.01m)
- Dining Room: 10'5 x 9'6 (3.19m x 2.92m)
- Master Bedroom: 11'8 x 9'5 (3.61m x 2.90m)
- Bedroom 2: 8'5 x 14'1 (2.60m x 4.32m)
- Bedroom 3: 10'5 x 11'1 (3.20m x 3.41m)
- Shower Room: 6'2 x 6'9 (1.89m x 2.10m)
- Front and rear gardens
- Off street parking
- Wooden garden shed



Entering through a uPVC door into the hallway with radiator, storage cupboard and a staircase leading to the upper level. There is a downstairs cloak room which has a white suite comprising toilet, wash hand basin, radiator, and side window.

The utility room is plumbed for an automatic washing machine.

The lounge has a double-glazed front facing window with outlook to the front garden, oak door with two glass panels, oak facings, laminate flooring, radiator, ample sockets throughout and tv point.

The modern kitchen is rear facing with double-glazed window overlooking the garden and a double-glazed door leading to the rear garden. It is fitted to modern base and wall units with coordinating worktops incorporating a stainless-steel sink with mixer tap, 5 burner gas hob with chrome extractor hood above, gas oven, vinyl flooring, radiator and ample sockets.



Off the kitchen is the dining room which has a radiator, tv point, sockets and double-glazed window overlooking the rear garden.

The staircase leading to the upper level where there is a side facing window and loft hatch giving access to the loft space. There is also a storage cupboard housing the gas boiler and a further linen/storage cupboard.

The master bedroom is rear facing overlooking the rear garden, wardrobe with hanging rail and shelf and a radiator.

Bedroom 2 is rear facing with window overlooking the garden and radiator.

Bedroom 3 is front facing with window overlooking the front garden and radiator.

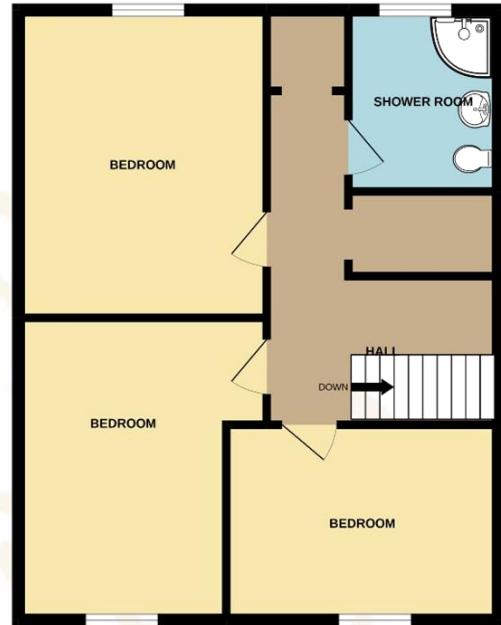
The bathroom comprises a two-piece white suite with vanity to the wash hand basin with mixer tap, quadrant extended shower which is wet walled with chrome shower, chrome towel radiator and double-glazed window to the side

Outside the property, the front garden is easily maintained with lock block drive for several vehicles, borders laid to stone chippings and planters containing mature shrubs, external storage cupboard. The pathway to the side of the house leads to the rear garden which is also easily maintained and is laid to slabs and stone chippings with the wooden 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 partial Double Glazing

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

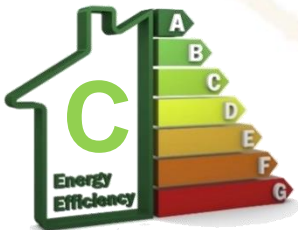
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9DZ

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



T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN

Telephone: 01674 672353

Fax: 01674 678345

E-mail: mpc@tduncan.com

www.tduncan.com

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