



20 Panter Crescent | Montrose | DD10 9BH

Offers Over £230,000

T. DUNCAN & CO.

Solicitors • Estate Agent





20 Panter Crescent | Montrose | DD10 9BH

Offers Over £230,000

This spacious family home is set within a very desirable area of Montrose and has easy access to all nearby amenities and services including shops, supermarkets, and schools. The property has a large lounge, family room / 4th bedroom, kitchen, bedroom, cloakroom, and utility & porch on the ground floor with a further 2 further bedrooms and bathroom with shower on the first floor. To the outside the driveway provides off street parking and there is a single double length garage. The gardens front and rear are mainly laid to grass and mature shrubs, coal cellar and greenhouse. Viewing is highly recommended to appreciate the size of property and potential on offer.

- Detached villa
- Lounge: 15'8 x 12'9 (4.82m x 3.93m)
- Cloakroom: 2'9 x 6'7 (0.89m x 2.04m)
- Family Room / 4th Bedroom: 15'8 x 12'9 (4.83m x 3.92m)
- Bedroom 1: 12'9 x 10'9 (3.92m x 3.33m)
- Kitchen: 13'4 x 10'8 (4.08m x 3.30m)
- Rear porch: 6'7 x 6'1 (2.05m x 1.86m)
- Utility: 7'5 x 5'1 (2.30m x 1.55m)
- Bedroom 2: 12'2 x 11'8 (3.73m x 3.61m)
- Bedroom 3: 11'8 x 11'8 (3.59m x 3.60m)
- Bathroom: 5'9 x 9'3 (1.79m x 2.83m)
- Garage: 9'10 x 32'4 (3.04m x 9.88m)
- Front and rear gardens
- Coal Cellar
- Greenhouse



Entry through a uPVC door into the vestibule where a secondary door leading into the hallway. From the hallway there is a cloakroom with toilet and wash hand basin.

The lounge is front facing and has a bay window overlooking the front garden, open fireplace with tiled surround and radiator.

Family room / 4th bedroom is also front facing with bay window, open fireplace with tiled surround and radiator.

The rear facing bedroom gives views over the rear garden with radiator.

The kitchen is to the rear of the property and has two windows, one side facing and one rear facing. It is fitted to wall and base units with coordinating worktops incorporating a stainless-steel sink with mixer tap, two walk in larders, extractor fan and oven and hob.



From the kitchen you enter the porch which is double glazed with access to the rear garden within the porch area there is a handy utility room with base units and wall units, the gas boiler is also situated here.

The staircase leading to the upper level has a large window flooding the stairwell with natural light.

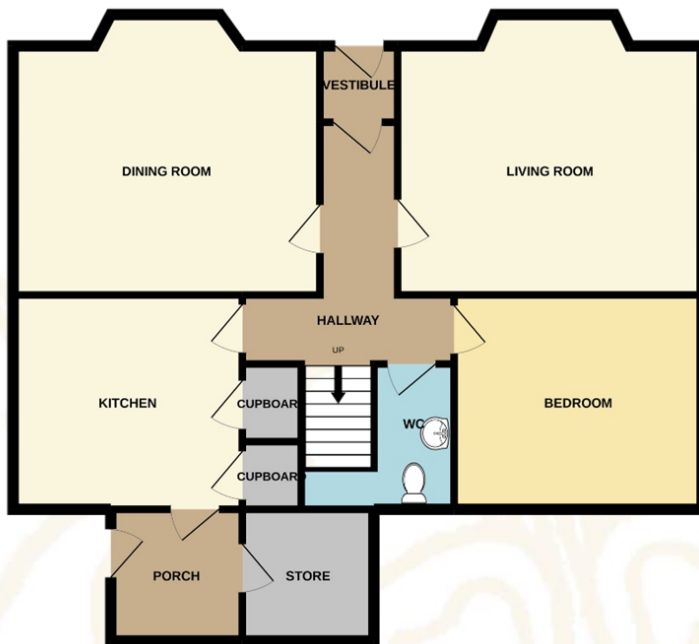
Bedroom 2 is front facing giving views over the front garden, built in double wardrobe with hanging rail and shelves, with access to the floored loft space with lighting which offers extra storage, radiator, free standing wardrobes are included in sale. Loft hatch with access to the loft.

Bedroom 3 is also front facing with window overlooking the garden, there is a wardrobe with hanging rail and shelves, radiator and access to the floored loft space with lighting which offers extra storage.

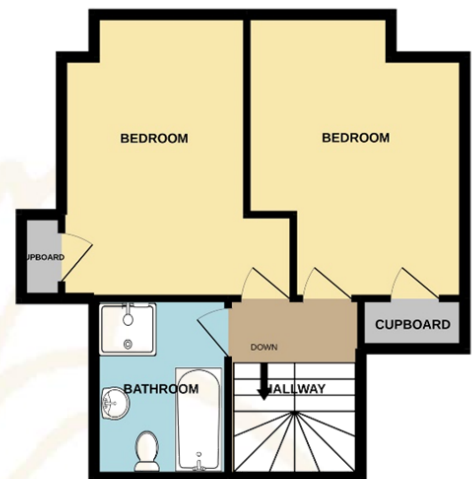
The family bathroom has a white three-piece suite comprising bath, toilet and wash hand basin, shower cubicle and electric shower and radiator.

To the outside of the property, the front garden is laid to grass and mature shrubs with off street parking and a double length single garage with up and over door with power and light and side access. The spacious rear garden is laid mainly to grass with mature shrubs, with greenhouse included in the sale, coal cellar which is ideal for storage.

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.
Made with Metropix ©2022

Services: Gas Central Heating and Double Glazing

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

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9BH

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

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.