



21 Nursery Road | Montrose | DD10 9AW
Offers Over £160,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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This detached cottage is a hidden gem and is in an ideal location within a popular residential area of Montrose close to all the local amenities and services including shops, supermarkets, schools, cinema, and railway station. The property benefits from gas central heating, double glazing, and extensive garden. This is the ideal first-time buy, or someone looking to downsize the property consists of sun porch, lounge, kitchen, bathroom and two bedrooms. The extensive garden is laid to grass and mature shrubs with metal shed to the rear of the garden.

- Detached Cottage
- Porch: 9'9 x 7'1 (3.01m x 2.18m)
- Lounge: 14'4 x 11'0 (4.38m x 3.37m)
- Bathroom: 7'2 x 4'5 (2.20m x 1.38m)
- Kitchen: 12'5 x 9'8 (3.81m x 2.98m)
- Bedroom 1: 12'10 x 13'6 (3.96m x 4.15m)
- Bedroom 2: 8'3 x 10'5 (2.53m x 3.21m)
- Rear garden with patio area



Entering through the side gate from Nursery Road leading to the garden and rear of the property.

Entry to the property is via the sun porch which provides views out to the rear garden, there is also a radiator here. From the sun porch and into the hallway there is a cupboard which houses the gas boiler, there is the loft hatch giving access to a partially floored loft with light and a Velux window.

From the hallway is the lounge with window looking out onto the garden, gas fire sitting on a marble hearth and a radiator.

The bathroom is wet walled from floor to ceiling and comprises a white three-piece suite with vanity unit to wash hand basin, electric shower over the bath with glass shower screen and radiator.

The kitchen is fitted to base and wall units with coordinating work tops incorporating a stainless-steel sink with mixer tap, plumbed for an automatic washing machine, space for a cooker and fridge, radiator and window looking out to Nursery Road.

Bedroom 1 is rear facing overlooking the garden, there are double wardrobes with shelves and hanging rail, radiator.

Bedroom 2 is front facing looking onto Nursery Road, wardrobe with shelves and hanging rail and cupboard housing the electric fuse box.

Outside the property, the extensive garden has a patio area laid to slabs and stones with the rest of the garden laid to grass and borders with mature plants with pathway leading to the rear of the garden with rockery and metal outhouse/shed and is made up of two compartments.



GROUND FLOOR



While 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 9AW

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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143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com



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