



21 Caledonian Place | Montrose | DD10 8TL

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Set within a popular residential area of Montrose, close to all local amenities and services, this terraced villa offers an ideal family home or first-time-buy. Set over two floors the property comprises of a lounge, spacious dining kitchen, utility and a conveniently located WC on the ground floor. On the upper level there are three generous size bedrooms and the family bathroom. The property benefits from gas central heating and double glazing and has both front and rear gardens as well as a private outhouse.

- Terraced Villa
- Lounge: 11'7 x 14'3 (3.58m x 4.36m)
- Dining Kitchen: 11'8 x 10'2 (3.60m x 3.10m)
- Utility Room: 6'1 x 6'5 (1.87m x 1.97m)
- Bedroom 1: 11'8 x 11'8 (3.60m x 3.60m)
- Bedroom 2: 11'8 x 10'2 (3.60m x 3.11m)
- Bedroom 3: 8'8 x 8'7 (2.69m x 2.66m)
- Bathroom: 6'10 x 6'5 (2.13m x 1.98m)
- Front and Rear Gardens
- Private Outhouse



Entry is into a vestibule with access from here into a conveniently located WC.

From the vestibule a glass panel door leads into hallway which has a wooden staircase leading to the upper floor. There is a shelved and hanging cloaks cupboard, and second shelved storage cupboard, a radiator, telephone point and smoke alarm.

To the front is the lounge which has laminate flooring, an electric fire set on a tiled hearth with marble effect fire surround, and TV and telephone points.

To the rear is a spacious dining kitchen which has two rear facing windows. The kitchen is fitted to base units with coordinating work surfaces incorporating a stainless-steel sink. There is space for appliances, ample room for a table and there is also a radiator



From the hallway there is access into the utility room where there is plumbing for an automatic washing machine and space for further appliances. The rear door leads to a private outhouse and a pathway leading to an enclosed private garden which is laid to grass.

A wooden staircase leads to the upper floor where there is an access hatch leading into the loft.

There are 3 generous size bedrooms, two with shelved and hanging wardrobes with overhead storage and one with a storage cupboard, all have radiators.

The bathroom is rear facing and has a 3-piece white bathroom suite with an over the bath electric shower. There is tiling to the bath and shower areas and there is a radiator.

Outside the front garden is very easily maintained and to the rear is an enclosed garden laid to grass with drying area and there is a brick-built outhouse adjoining the utility room.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

Services: Gas Central Heating and Double Glazing

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8TL

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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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.