



7 George Street | Montrose | DD10 8EN

Offers Over £235,000

T. DUNCAN & CO.
Solicitors • Estate Agents





7 George Street | Montrose | DD10 8EN

Offers Over £235,000

This is an exceptional opportunity to purchase this hidden gem of a property in the centre of Montrose with all the local amenities within walking distance including supermarkets, schools, leisure centre as well as links to other Angus towns and cities via train or bus networks.

This charming home has many period features including cornicing, deep skirting, panel doors and cupola flooding the staircase with natural light. The mid terraced house comprises of spacious lounge with views over the private garden, bathroom, kitchen, bar area, six bedrooms, shower room and conservatory. The property benefits from gas central heating and double glazing.

This is a rare opportunity to purchase a period property in a central location and viewing is highly recommended to appreciate what is on offer.

- Mid terraced dwelling house
- Bathroom: 10'0 x 7'1 (3.05m x 2.17m)
- Lounge: 10'5 x 8'7 (3.21m x 2.67m)
- Kitchen: 10'9 x 24'7 (3.34m x 7.53m)
- Bar area: 8'10 x 22'5 (2.74m x 6.85m)
- Shower Room: 10'2 x 8'7 (3.11m x 2.65m)
- Master Bedroom: 16'4 x 12'9 (4.99m x 3.94m)
- Bedroom 2: 12'3 x 12'9 (3.74m x 3.94m)
- Bedroom 3: 10'9 x 10'2 (3.34m x 3.13m)
- Bedroom 4: 11'5 x 19'6 (3.50m x 5.97m)
- Bedroom 5: 10'1 x 13'5 (3.07m x 4.11m)
- Bedroom 6: 9'2 x 15'8 (2.81m x 4.83m)
- Rear private garden
- Conservatory
- Hot tub (by separate negotiation)



Entering into the spacious hallway with wooden floor, two traditional cast radiators, access to the kitchen, lounge, downstairs bathroom, with the spiral staircase with wrought iron balustrades leading to the upper floors.

The bathroom comprises a roll top bath, window, tiling to dado height with feature wallpaper and storage/linen cupboard.

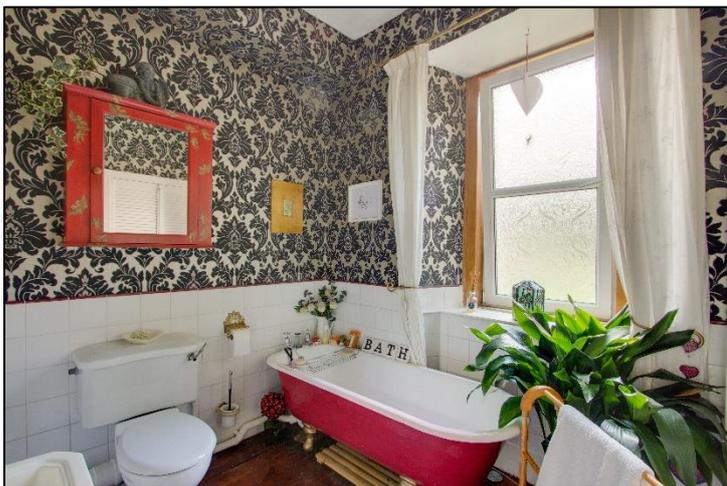
The spacious lounge has a wooden floor, windows overlooking the private rear garden, radiator, multi fuel burner with feature wood surround and tiled hearth, three alcoves, ample sockets, tv point, period cornicing and ceiling rose.

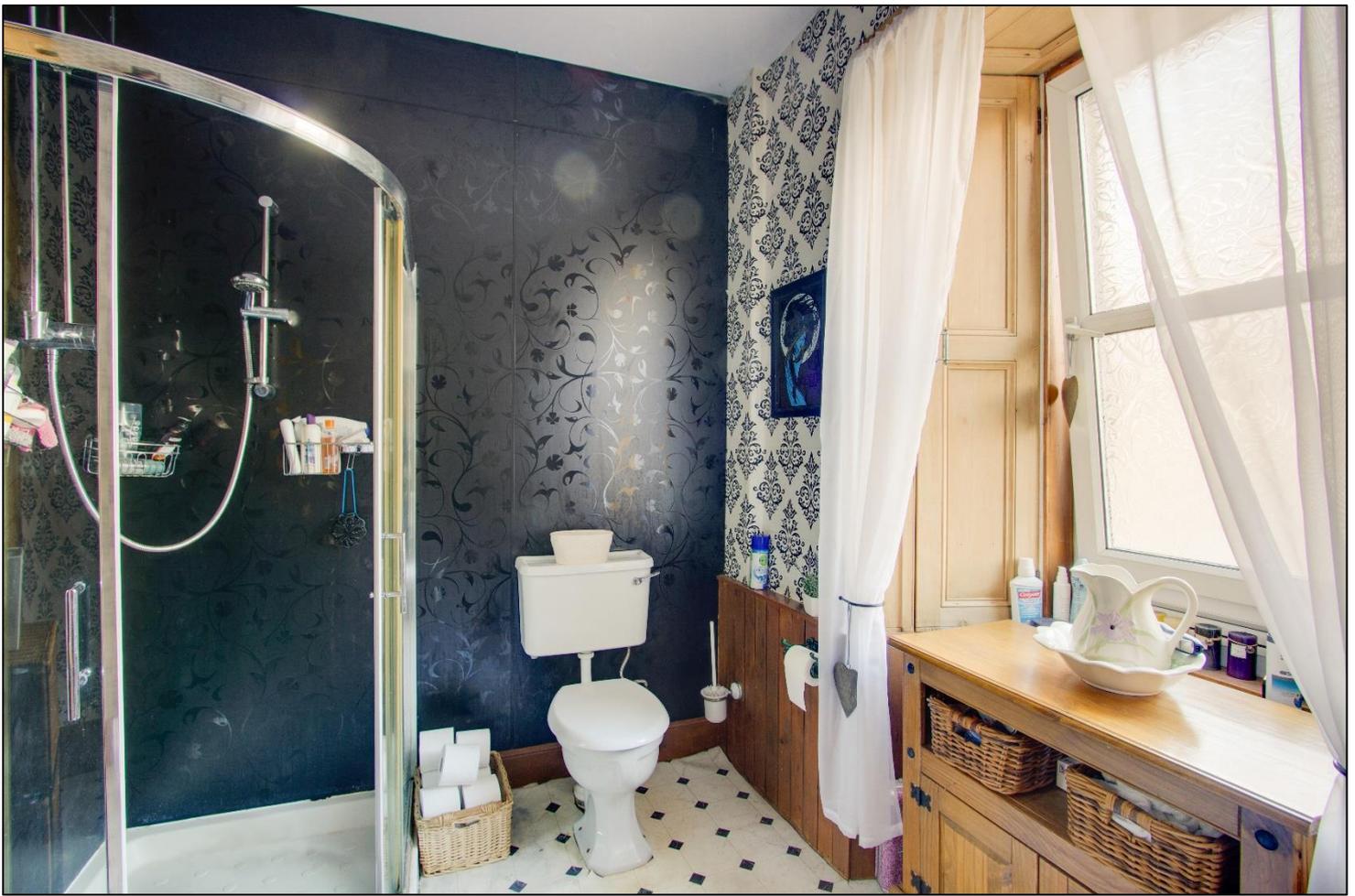
The L-shaped kitchen is fitted to wall and base units with coordinating work tops incorporating a sink with mixer tap, gas hob, electric oven, dishwasher (included in sale), washing machine (included in sale), space for American style fridge freezer, window overlooking the front courtyard and two traditional cast radiators. Off the kitchen there is a larder cupboard, access to the bar area which has a small fireplace and access to the rear private garden. Double doors from the kitchen lead to the conservatory with cast radiator which overlooks the rear garden with access gained to the garden from here as well.

The wrought iron spiral staircase leads to the first level and where there is the shower room which has a shower cubicle with Mira shower, toilet, wash hand basin, window with wooden shutters, radiator and feature wet wall on two walls. Master bedroom with period cornicing, ceiling rose and radiator, window overlooking the garden, the mirror wardrobes are to be included in the sale.

Bedroom 2 is rear facing with window overlooking the garden, built in mirror wardrobes, period cornicing, skirtings and radiator.

Bedroom 3 is a double bedroom overlooking the front courtyard which has a window with wooden shutters, feature cornicing throughout and radiator.





Moving onto the second floor the cupola floods the staircase with natural light.

Bedroom 4 is a double room with rear facing bay window overlooking the garden and radiator.

Bedroom 5 is also rear facing and is currently used as an office with window overlooking the garden, radiator, and access to the loft space.

Bedroom 6 is a double bedroom with window overlooking the rear garden and radiator.





Outside the property, the rear garden is split level with the top level providing ample room for alfresco entertaining, laid to decking with a patio area and a hot tub with gazebo which are available by separate negotiation. Access to the bar area can also be gained from the garden.

The second level is laid to grass with borders filled with mature shrubs and wooden shed. The garden gate also gives further access onto George Street.



Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings, dishwasher and washing machine incl.

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8EN

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 of 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.