





T. DUNCAN & CO.
Solicitors • Estate Agent

4 Halls Buildings, Main Road
Hillside | Montrose | DD10 9HT
Offers Over £90,000





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Presented in move in condition this recently renovated 2-bedroom ground floor apartment enjoys an enviable setting within the very popular village of Hillside. The property enjoys the benefit of gas central heating and double glazing, a modern dining kitchen with direct access into the garden and to the garage beyond, as well as all finishings, carpets and flooring throughout. Finished in modern neutral tones viewing is highly recommended to appreciate this delightful property.

- Ground Floor Apartment
- Lounge: 12'8 x 9'5 (3.90m x 2.90m)
- Dining Kitchen: 10'5 x 11'7 (3.20m x 3.58m)
- Bedroom 1: 9'2 x 9'8 (2.82m x 3m)
- Bedroom 2: 9'2 x 11'10 (2.82m x 3.65m)
- Bathroom: 5'9 x 5'8 (1.80m x 1.78m)
- Carpets, Curtains, Blinds & Light Fittings
- Mutual Drying Green
- Private Garage
- Open Views towards Montrose



A mutual entrance hallway leads to the property with access from here into the hallway from which all rooms lead off.

To the front is a spacious lounge with two windows giving views towards Hillside Park. The lounge has tv and telephone points and a radiator.

A glass panel door leads into the modern dining kitchen which is fitted to base and wall units with contrasting work surfaces and tiled splash back incorporating a 1½ coloured sink with mixer tap. There is an electric oven with hob and stainless-steel extractor hood above, plumbed for washing machine and integrated fridge. The kitchen has room for dining and a rear door gives access out to the mutual drying area and to the garage beyond.

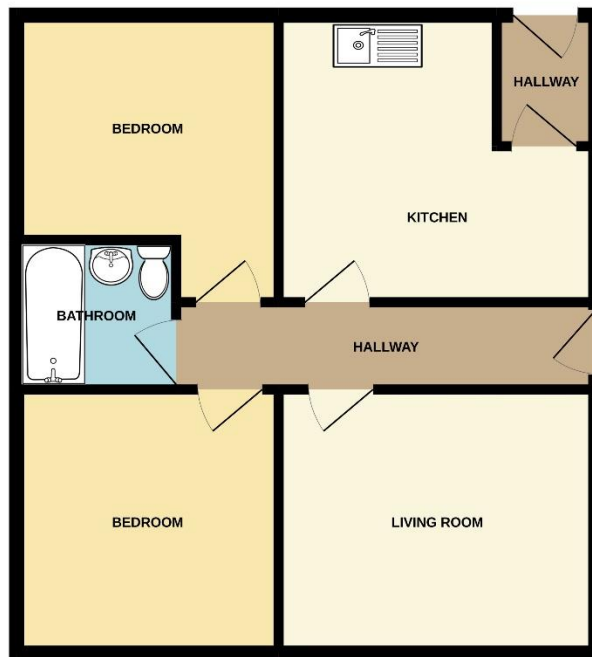
Bedroom 1 has a front facing window, a radiator and a shelved glass fronted alcove.

Bedroom 2 is rear facing and enjoys views towards Montrose, the Wildlife Basin and East Coast beyond. There is also shelved alcove and a radiator.

The bathroom is fitted with a three-piece white suite with a vanity to the wash hand basin, power shower over the bath, and a WC. There is modern wet wall to the bath, wash hand basin and WC area, wood effect laminate flooring, parador ceiling, a heated towel rail.

Outside there is a mutual drying green and access to a private detached garage.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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, curtains, blinds & light fittings incl.

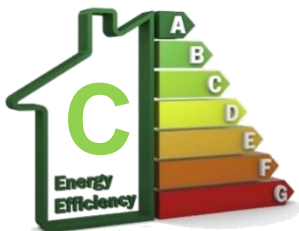
Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9HT

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

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 is a draft Schedule.

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