



1 Charleton Park | Montrose | DD10 9XB

Offers Over £250,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This is an outstanding opportunity to purchase this attractive three-bedroom detached bungalow. The property is presented in move in condition therefore viewing is highly recommended. Located within a desirable location of Montrose the spacious layout provides the ideal family living with low maintenance gardens to the front and rear of the property.

Providing generous accommodation which comprises an entrance vestibule leading to a main hallway, open plan lounge with dining area, kitchen, master bedroom with shower room en-suite, two further bedrooms, utility room and family bathroom. There is off street parking, single garage, low maintenance gardens front and rear, the rear garden is fully enclosed and come with a wooden shed. The property benefits from gas central heating, heat recovery system and double glazing.

- Detached Bungalow
- Lounge: 17'6 x 14'8 (5.38m x 4.50m)
- Dining Room: 9'1 x 12'5 (2.80m x 3.81m)
- Kitchen: 10'2 x 12'5 (3.10m x 3.81m)
- Utility: 5'2 x 9'3 (1.58m x 2.83m)
- Family Bathroom: 5'7 x 9'2 (1.74m x 2.82m)
- Bedroom 1: 8'5 x 12'7 (2.60m x 3.86m)
- Bedroom 2: 11'4 x 9'2 (3.49m x 2.82m)
- Master Bedroom: 11'5 x 10'9 (3.50m x 3.32m)
- En-Suite: 8'3 x 4'8 (2.52m x 1.46m)
- Garage: 13'0 x 18'6 (3.99m x 5.68m)
- Front and rear gardens
- Wooden Shed



Entering the vestibule, the electric fuse box and meters are housed, through the glass panel door leads to the main hallway. The main hallway has a shelved storage cupboard, radiator and there is access to the loft space.

The open plan lounge with dining area is flooded with natural light from the front facing window and patio doors with overlooks to the front and rear gardens. Feature fireplace with marble hearth and wooden surround and electric fire and radiator. The lounge extends through the archway to the dining area which has a radiator and patio doors opening on to the rear garden. From the dining area access is gained to the kitchen.

The kitchen is rear facing with window overlooking the garden. It is fitted to wooden base and wall units with coordinating worktops incorporating a 1½ stainless steel with mixer tap, oven and electric hob, integrated fridge freezer (not working), tiled splashbacks and radiator.

The utility room has base and wall units, plumbed for automatic washing machine, condenser drier to be included in sale, tiles splash back, stainless steel sink with mixer tap, radiator, and central heating boiler. Rear door provides access to the garden.

The family bathroom has a window and comprises three-piece white suite with toilet, wash hand basin, bath, electric shower over bath, tiling from bath to ceiling and radiator.





Bedroom 1 is front facing with window overlooking the front garden, double wardrobe with sliding doors and radiator.

Bedroom 2 is rear facing with window overlooking the rear garden, double wardrobe with sliding doors and radiator.

The master bedroom is front facing overlooking the front garden with double wardrobe with shelves and hanging rail and triple wardrobe with shelves and hanging rail and radiator. The shower room en-suite has a three-piece white suite comprising of wc, wash hand basin with vanity unit, storage cupboard and mirror, walk in shower with electric shower which is tiled from floor to ceiling, radiator and window.





To the outside the front garden is laid to stones and borders with mature plants. Driveway providing parking for several vehicles, single garage with up and over door, side door access, power and light, workbench included in the sale and there is also side access leading to the rear garden,

The fully enclosed rear garden is the perfect sun trap for those summer days, laid to slabs with stone borders, wooden shed to be included in the sale, brick-built BBQ and outside tap.

GROUND 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.
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Services: Central Heating & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9XB

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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