

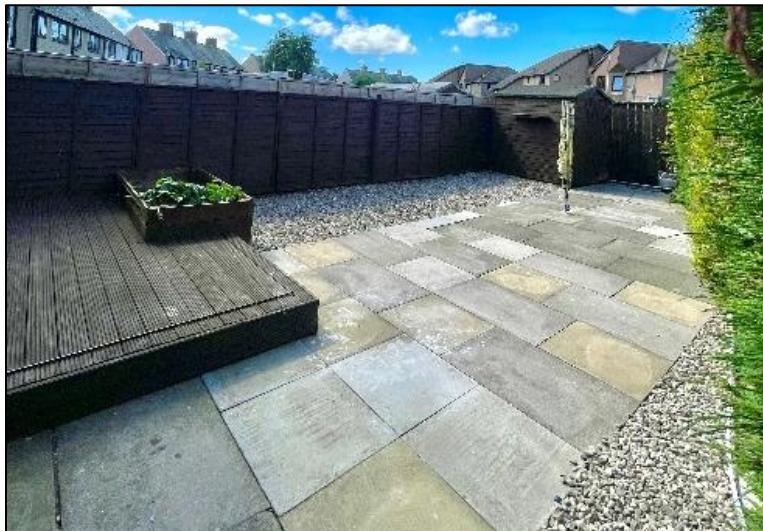


28 Condor Crescent | Montrose | DD10 9ED

Offers in the region of £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated to the north end of Montrose in a quiet residential area near Kinnaber Woods and within walking distance of Borrowfield Primary School. This family home benefits from gas central heating and double glazing. Front garden with drive, side garden with established shrubs and large fully enclosed rear garden with decking area and shed.

The property comprises of a spacious fully fitted kitchen with breakfast bar and comes complete with built in oven and microwave, ceramic hob, integrated fridge and freezer, freestanding washing machine and dishwasher are all included in the sale. The lounge is a lovely bright room to the front of the property. There is a vestibule area at the front door with coat hooks. Upstairs are the 2 bedrooms and a modern bathroom with a "P" shaped bath with over bath shower.

All floor coverings, curtains, blinds and lampshades are also included.

- End Terraced villa
- Lounge: 13'2 x 11'6 (4.03m x 3.54m)
- Kitchen: 16'2 x 9'1 (4.95m x 2.77m)
- Master bedroom: 15'9 x 11'6 (4.84m x 3.55m)
- Bedroom 2: 9'1 x 8'7 (2.77m x 2.66m)
- Bathroom: 6'0 x 5'9 (1.83m x 1.79m)
- Front garden with drive
- Enclosed rear garden with shed



Entrance vestibule is laid to laminate flooring, glass panel door leads into the hallway, radiator and the staircase leads to the upper floor.

Glass panel door leads you into the bright front facing lounge with window overlooking the front garden, laid to laminate flooring and radiator.

Spacious modern kitchen is fitted to base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, double oven, microwave, ceramic hob, integrated fridge freezer, freestanding washing machine and dishwasher are both included in the sale, breakfast bar, ample storage, downlighters, tiled flooring, window overlooking the rear garden, radiator, rear door, gas boiler is situated here.

On the upper floor there is a window at the top landing and access to the loft space.

The master bedroom is front facing with window overlooking the front garden, picture rail, cupboard and radiator.

Bedroom 2 has two windows overlooking the rear garden, alcove shelved area, wardrobe, radiator, picture rail.

The modern family bathroom has a P-shaped bath with wet wall to this area, electric shower, window, wash hand basin with vanity unit, toilet, tiled to dado height, tiled to floor and radiator.

To the front of the property there is off street parking with loc-block and stone chipped area. The enclosed rear garden is laid to stone chippings and slabs, patio area with decking, raised flower bed and garden shed (included in sale).



# FLOOR PLAN TO FOLLOW

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 ©2023

**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** All floor coverings, blinds & light fittings and lampshades included.

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 9ED

**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 is a draft Schedule.*

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