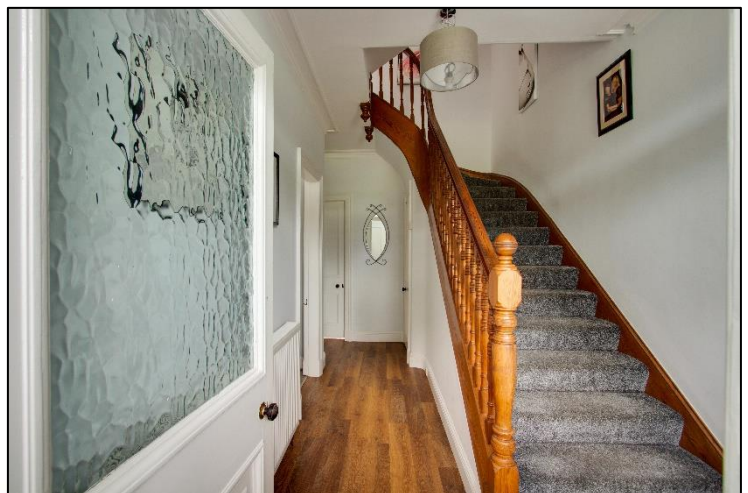




9 Wellington Gardens | Montrose | DD10 8QF

Offers Over £360,000

T. DUNCAN & CO.
Solicitors • Estate Agents





9 Wellington Gardens | Montrose | DD10 8QF

Offers Over £360,000

This highly desirable traditional townhouse is set within an extremely sought-after location in central Montrose overlooking the popular Mid Links Park. Presented in move in condition this stunning family home with modern décor throughout is adorned many period features of cornicing, ceiling roses, deep skirtings, and feature fireplaces.

Comprising of entrance vestibule, hallway, lounge, open plan family dining room, kitchen and utility on the ground floor, three bedrooms and family bathroom on the first floor, a further two bedrooms, study and bathroom on the attic floor.

Low maintenance garden to the front with enclosed rear garden including summerhouse, access from the rear garden leads to a mutual path which takes you to the double garage.

- Mid Terraced townhouse
- Lounge: 14'3 x 18'3 (4.35m x 5.59m)
- Family/Dining room: 21'4 x 15'5 (6.53m x 4.73m)
- Kitchen: 6'9 x 20'4 (2.10m x 6.21m)
- Utility: 6'9 x 6'4 (2.12m x 1.95m).
- Master bedroom: 12'8 x 18'7 (3.90m x 5.7m)
- Bedroom 2: 9'2 x 10'3 (2.80m x 3.13m)
- Bedroom 3: 12'8 x 15'3 (3.89m x 4.66m)
- Family bathroom: 9'1 x 7'4 (2.79m x 2.26m)
- Bedroom 4: 12'8 x 13'2 (3.90m x 4.02m)
- Bedroom 5: 12'7 x 15'1 (3.89m x 4.61m)
- Study: 9'4 x 5'6 (2.86m x 1.72m)
- Bathroom: 9'3 x 6'1 (2.85m x 1.87m)
- Front and rear gardens
- Double Garage
- Summerhouse



Vestibule:

Original quarry tiled floor with glass panelled door and side panel leading to the main hallway.

Hallway:

The hallway is laid to Karndean flooring, radiator, carpeted staircase with original wooden balustrades leading to the upper levels and shelved understairs storage cupboard housing the electrics.

Lounge:

Spacious front facing lounge with bay window, period features including picture rail, cornicing and ceiling rose, two radiators, functional open fireplace with wooden surround and tiled inlay & hearth, shelved alcove.

Family room/Dining room:

Laid to Karndean flooring, windows overlooking the rear garden, two radiators, functional open fireplace with wooden surround and tiled inlay & hearth, shelved storage cupboard.

Kitchen:

Rear facing modern galley style kitchen is fitted to base and wall units with coordinating worktops incorporating a 1½ bowl white sink, tiled flooring, appliances included in sale are the fridge freezer, washing machine and dishwasher, tiled splash backs, gas Range cooker with an 8-burner hob with extractor hood above, windows overlooking the garden flood this room with natural light, radiator, upvc door leads out to the rear garden.

Utility:

Archway leads into the utility area with pulley clothes airer and window overlooking the rear garden.

First floor landing:

Storage cupboard with hanging rails and radiator.

Master Bedroom:

Bright spacious front facing room with bay window overlooking the Mid Links Period features include ornate cornicing, picture rail, feature fireplace with tiled surround & wooden mantle, shelved alcove and radiator.

Bedroom 2:

Front facing with window giving views to the Mid Links Park and radiator.





Bedroom 3:

Rear facing, window overlooking the garden, radiator, and shelved alcove.

Family Bathroom:

White four-piece suite with wet wall all round, bath, quadrant shower, toilet, wash hand basin and radiator, built in storage cupboards below the window.

Bedroom 4:

Rear facing with double glazed bay window, radiator, and fireplace with wooden surround.

Bedroom 5:

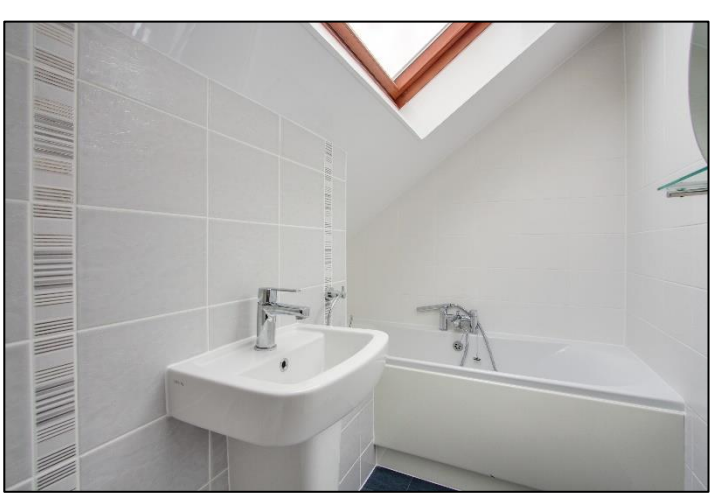
Front facing with double glazed bay window overlooking the Mid Links Park, radiator, tiled feature fireplace with wooden surround and storage cupboard with hanging rail.

Study:

Ideal office space with Velux window.

Bathroom:

Three-piece suite, Velux window, tiled floor to ceiling, bath with mixer shower, wash hand basin, toilet and a radiator.







Outside:

The front garden is low maintenance, laid to slabs and slate chippings.

The rear garden is laid to grass with patio area, summer house to be included in sale.

From the rear garden there is access via the garden gate to the mutual path which leads to the double garage, one electronic door and the other is an up and over door, there is power and light. The garage is accessed via Wellington Park.



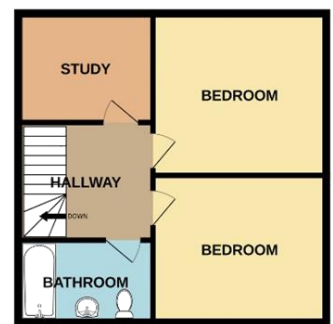
GROUND FLOOR



1ST FLOOR



2ND 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 misstatement. 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 Metropen 62/218

Services: Central Heating & partial Double Glazing

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

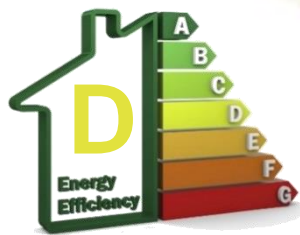
Local Authority: Angus Council

Council Tax Band: F

Post Code: DD10 8QF

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.