



16 Bents Road | Montrose | DD10 8QA

Offers Over £140,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This two-storey detached house is a hidden gem situated within a central location in Montrose. Requiring a degree of upgrading, this bright and spacious property has the potential to be a great family home. Comprising of Dining room, Kitchen, Lounge, Sunroom, 4 Bedrooms and Bathroom. To the outside of the property there is a wooden garage, wooden shed and fully enclosed south facing garden. Early viewing is highly recommended for this hidden gem.

- Detached house
- Dining Room: 11'3 x 11'7 (3.45m x 3.57m)
- Kitchen: 10'4 x 11'1 (3.17m x 3.39m)
- Lounge: 15'2 x 11'7 (4.65m x 3.56m)
- Sunroom: 11'0 x 8'9 (3.37m x 2.71m)
- Bedroom 1: 8'6 x 10'1 (2.61m x 3.08m)
- Bedroom 2: 10'5 x 10'0 (3.21m x 3.05m)
- Bedroom 3: 13'1 x 11'10 (4.0m x 3.65m)
- Bedroom 4: 11'2 x 11'10 (3.43m x 3.65m)
- Bathroom: 9'4 x 10'3 (2.86m x 3.13m)
- Garage
- Garden and wooden shed



Entrance is through a upvc door to the rear of the property which takes you to the rear hallway. In the hallway there is a radiator, shelved cupboard and entry into the dining room.

Dining Room: This room is rear facing overlooking the garden which then leads onto the kitchen.

Kitchen: Fitted to wooden base and wall units with coordinating worktops incorporating a 1½ brown sink with mixer tap, window looking onto Bents Road, space for an automatic washing machine, space for a cooker, extractor hood and there is an understairs larder cupboard which houses the electric meter.

Lounge: This room is rear facing with window overlooking the garden, two radiators and access to the dining room. A glass panel door leads to the **Sunroom** which has glass all round and gives access to the garden.

Bedroom 1: This room is front facing with window looking onto Bents Road, shelved larder cupboard and radiator.





The staircase has ornate balustrades and leads to the upper level with window in the stair well and access to the loft.

Bedroom 2: Front facing bedroom with shelved cupboard and radiator.

Bedroom 3: This room has two windows overlooking the garden, built in wardrobes with shelves, hanging rails and storage above and a radiator.

Bedroom 4: Rear facing bedroom with window overlooking the garden, built in wardrobes with hanging rails, shelves and storage above and there is a radiator,

Bathroom: Three piece suite comprising, toilet, wash hand basin, bath with mixer tap, tiling to bath area, shelving and a window.



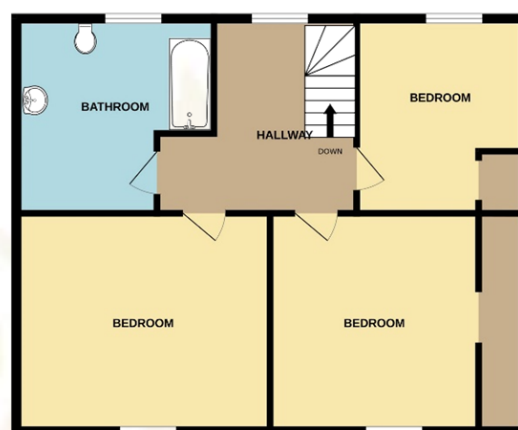


Outside: There is a wooden garage with up and over door with shelving racks to the rear, storage cabinets and a paved area round the garage leading to the Sunroom. The enclosed garden is laid to a stone chipped path way, grassed areas with borders, mature trees and shrubs, wooden shed (included in sale) and a drying area.

GROUND FLOOR



1ST 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: Gas Central Heating & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 8QA

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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