



Elmbank | Lamondfauld Lane | Hillside | Montrose | DD10 9HX

Offers Over £300,000

T. DUNCAN & CO.

Solicitors • Estate Agents







Elmbank | Lamondfauld Lane | Hillside | Montrose | DD10 9HX

**Offers Over £300,000**

Rare to the market this hidden gem is situated within the popular village of Hillside, viewing is a must to appreciate what this property has to offer. This is the ideal family home within walking distance of the popular Rosemount primary school and local bus links into Montrose. The property comprises of entrance porch, lounge, dining room, sunroom, three bedrooms, bathroom & shower room. The extensive gardens are laid to grass, mature shrubs and fruit trees, ample parking for several vehicles along with single garage and outhouse. The property benefits from gas central heating and double glazing.

- Detached Cottage
- Dining Room: 12'1 x 12'3 (3.68m x 3.74m)
- Kitchen: 10'1 x 14'10 (3.09m x 4.57m)
- Shower Room: 7'6 x 4'6 (2.31m x 1.40m)
- Lounge: 13'7 x 20'11 (4.15m x 6.13m)
- Bedroom 1: 13'8 x 15'1 (4.22m x 4.61m)
- Sunroom: 12'3 x 8'6 (3.74m x 2.61m)
- Bathroom: 5'6 x 7'9 (1.72m x 2.41m)
- Bedroom 2: 10'6 x 11'5 (3.23m x 3.52m)
- Bedroom 3: 10'6 x 12'2 (3.23m x 3.72m)
- Garage
- Extensive Gardens
- Outhouse





The entrance porch with uPVC door, double glazing, tiled flooring looks out to the driveway and leads into the hall.

**Shower Room:** Toilet, wash hand basin and walk in shower with electric shower, tiled to shower area, radiator, and window.

**Lounge:** Flooded with natural light from the patio doors and side window this room has stunning views out over the front garden, open fireplace with tiled hearth set on raised stonework, and radiator.

**Dining Room:** Window looking onto the driveway, radiator, shelved alcove with storage below, opening into the kitchen providing open plan living space.

**Kitchen:** Comprising of base and wall units with coordinating wood effect worktops incorporating stainless steel sink, hob with extractor above, double oven, space for freestanding fridge freezer, cupboard housing the gas boiler and window looking onto the driveway. Glass panel door leads to the hallway with access onto the driveway, within this area there is storage space providing space for plumbed washing machine.

The inner hallway provides access to the bedrooms, bathroom and sunroom, access is gained to the loft from here, and radiator.

**Bedroom 1:** Bay window overlooking the front garden, built in wardrobes, traditional cornicing and picture rail, and radiator.









**Sunroom:** Providing all round views of the front garden and further afield with side door access to the garden.

**Bathroom:** Toilet, wash hand basin with under storage, bath, tiled from floor to ceiling with cladding to the ceiling, window and radiator.

**Bedroom 2:** Front facing with window overlooking the garden, built in wardrobes, picture rail and radiator.

**Bedroom 3:** Rear facing with window, built in wardrobes, picture rail and radiator.









**Outside:** The stoned driveway provides ample parking for several vehicles, the garage has power and light and is accessed from the lane by an up and over door. Set within the driveway there is the outhouse.

To the front of the property the garden is laid grass, borders with mature shrubs, hedging and stoned pathways, a further garden area is set to the side of the property, this is laid to grass with fruit trees, mature shrubs and hedging with washing line poles.





## GROUND 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 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:** Central Heating & Double Glazing

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

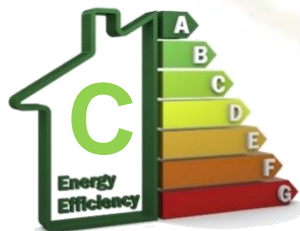
**Local Authority:** Angus Council

**Council Tax Band:** E

**Post Code:** DD10 9HX

**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](mailto:mpc@tduncan.com)**  
**[www.tduncan.com](http://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 is a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*