



10 Links Avenue | Montrose | DD10 8QQ

Offers Over £140,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Located in a desirable area of Montrose this semi-detached villa an enviable location. Within walking distance of all the local amenities including shops, supermarkets as well as the leisure centre. A short walk takes you to the popular golf courses as well as the beach front.

The property comprises of lounge, shower room kitchen diner set on the ground floor with three bedrooms on the first floor. To the outside there are front and rear gardens, off street parking, shed, enclosed rear garden with wooden shed, greenhouse, and brick outhouse. Benefiting from gas central heating and double glazing this property is ready for a family to put their own stamp on this ideal home.

- Semi-Detached Villa
- Shower room: 4'8 x 7'8 (1.46m x 2.38m)
- Lounge: 11'10 x 16'5 (3.65m x 5.02m)
- Kitchen/Diner: 11'3 x 16'3 (3.45m x 4.96m)
- Bedroom 1: 9'10 x 16'5 (3.04m x 5.03m)
- Bedroom 2: 13'5 x 8'8 (4.13m x 2.70m)
- Bedroom 3: 10'1 x 7'9 (3.09m x 2.42m)
- Front and rear gardens
- Driveway
- Shed, Greenhouse, Brick Outhouse



Entrance Hallway: Cupboard housing the gas boiler, under stairs cupboard housing the electrics, window, staircase leading to the upper level with radiator on the landing.

Shower Room: Three-piece suite comprising of toilet, wash hand basin with vanity, walk in quadrant shower with electric shower, chrome heated towel rail, tiled floor to ceiling all round, pined ceiling, and window.

Lounge: Bright spacious lounge flooded with natural light from the two windows, each looking over the front and rear gardens, picture rail and radiator.

Kitchen/Diner: Fitted to base and wall units with coordinating worktops incorporating a stainless-steel sink, double oven, space for automatic washing machine (may be included in sale) integrated fridge freezer, dishwasher, gas hob, radiator, space for dining table and chairs, pine ceiling, laid to carpet and vinyl, and side door leading to rear garden,



On the upper level there are two windows in the stairwell with radiator at the top of the stairs. The loft space is floored and lined.

The stairlift can be included in the sale of the property if required.

Bedroom 1: Front facing double room with windows to the front and rear, radiator, picture rail and a shelved cupboard.

Bedroom 2: Rear facing double room with window and radiator.

Bedroom 3: Side facing with window and radiator.

Outside: The front garden offers parking for several vehicles, laid to stone chippings, grass, hedging with wooden gate at the side providing access to rear garden. The enclosed rear garden with mature trees, shrubs and grass, slabbed patio area, outside tap, poly carbonate green house, wooden shed and brick outhouse.

GROUND FLOOR



1ST 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 ©2024

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8QQ

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 a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.