



22 Whites Place | Montrose | DD10 8RW

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agent



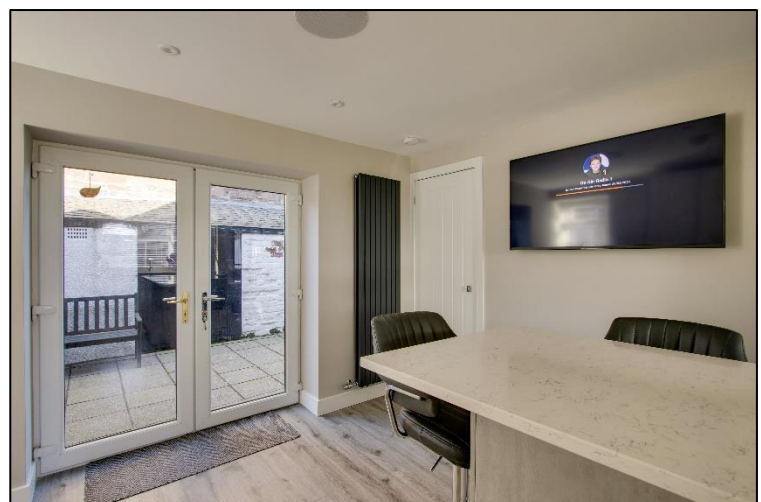


22 Whites Place | Montrose | DD10 8RW

Offers Over £175,000

Set on the very popular Mid Links Park this three-bedroom property is an absolute must for viewing. Deceptively spacious with a floor area of 111 metres squared, the property is presented in immaculate move in condition and offers its buyer excellent value. The property comprises of newly fitted modern dining kitchen with breakfast bar island, spacious lounge, three bedrooms and stylish four-piece family bathroom. Benefiting from gas central heating and double glazing with an EPC rating of C. The outside space comes with two brick outhouses and shared courtyard area.

- End Terraced
- Kitchen/Diner: 14'4 x 20'2 (4.39m x 6.15m)
- Master Bedroom: 14'5 x 12'4 (4.41m x 3.78m)
- Bathroom: 8'1 x 7'8 (2.47m x 2.38m)
- Lounge: 14'0 x 20'7 (4.28m x 6.32m)
- Bedroom 2: 11'3 x 13'5 (3.44m x 4.13m)
- Bedroom 3: 8'3 x 9'1 (2.53m x 2.79m)
- Two Outhouses
- Shared Courtyard





The entrance vestibule leads into the kitchen diner, the electrics are also situated here.

Kitchen/Diner: Newly installed modern kitchen is fitted to base and wall units with coordinating quartz worktops incorporating a white sink with mixer tap, window with views over the Mid Links, integrated appliances include dish washer, washing machine, separate fridge and freezer which are also integrated, Lamona Halogen hob with Hotpoint extractor above, two double ovens, breakfast bar island with storage below, laminate flooring, radiator at bottom of stairs and grey vertical radiator to the rear of the room. Window to the side and double patio doors leading out to the shared courtyard. Further storage is provided by the under stairs cupboard with the gas boiler also being housed here.



There is a sound system installed in the kitchen diner which will be for sale by separate negotiation.

From the kitchen diner the staircase leads to the first floor, there is access to the loft space with loft ladder.

Master bedroom: Front facing double room with window overlooking Mid Links and radiator.

Bathroom: Four-piece suite with wash hand basin and vanity unit, toilet, corner bath, quadrant shower, which is wet walled, window, heated towel rail, tiled floor to ceiling with underfloor heating, panel ceiling with downlighters and electronic mirror.

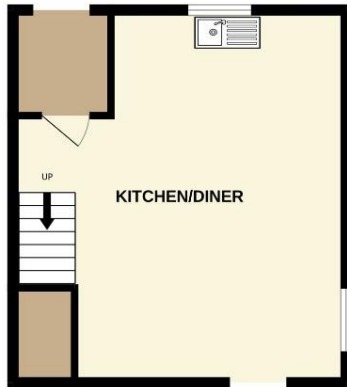
Lounge: Bright spacious room again with views over the Mid Links and second window to the rear, wood flooring, and two radiators.

Bedroom 2: Front facing, decorated in neutral colours, window and radiator.

Bedroom 3: Rear facing with window and radiator.

Outside: Shared courtyard and two outhouses.

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.
Made with Metropix ©2024

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8RW

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 or 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.