



8 College Hall Cottages | Hillside | Montrose | DD10 9HF

Offers Over £165,000

T. DUNCAN & CO.

Solicitors • Estate Agent





8 College Hall Cottages | Hillside | Montrose | DD10 9HF

Offers Over £165,000

This Semi-Detached Villa within popular village of Hillside provides an ideal opportunity to purchase a delightful family home in a much sought after area of Hillside. There is easy access to the A90 for travelling north to Aberdeen and south to Dundee. Hillside provides a local shop with post office and very popular primary school with nursery. More extensive shopping, together with banks, secondary schooling and the health and leisure centre with swimming pools are found in Montrose. Comprising of lounge, kitchen diner, spacious master bedroom, second bedroom and recently fitted modern shower room. The property benefits from gas central heating and double glazing and presents itself as an ideal family home with private parking, shed, summerhouse and gardens front and rear.

- Semi-Detached Villa
- Kitchen/Diner: 17'3 x 6'6 (5.29m x 2.01m)
- Lounge: 13'8 x 17'7 (4.21m x 4.79m)
- Master Bedroom: 17'6 x 11'7 (5.38m x 3.56m)
- Bedroom 2: 9'4 x 12'0 (2.87m x 3.67m)
- Shower Room: 7'6 x 6'6 (2.32m x 2.00m)
- Front and rear gardens
- Shed & Summer House



Entrance Hallway: Composite front door, radiator and staircase leading to the first floor.

Kitchen/Diner: Modern kitchen fitted to wall and base units with coordinating worktops incorporating a 1½ stainless steel sink, four burner gas hob with NEF extractor hood and stainless steel splash back, double oven, tiled splashbacks, integrated NEF microwave, washing machine and dish washer to be included in the sale, space for free standing fridge freezer, gas boiler, window overlooking the garden space, shelved under stairs storage cupboard, radiator and uPVC door to the rear garden.

Lounge: Bright front facing lounge is flooded with natural light from the window overlooking the garden, glass panel doors, shelved fitted alcove, radiator and tv point.

The carpeted staircase leads to the upper level, stairwell window, loft hatch with Ramsay ladder providing access to the floored loft.

Master Bedroom: Spacious front facing room with bay window overlooking the garden with views towards Montrose, tv point and radiator.

Bedroom 2: Rear facing double room overlooking the garden and radiator.

Shower Room: Recently fitted modern shower room, wet walled all-round, walk-in shower with electric shower, toilet, wash hand basin with vanity unit, electric mirror, window and black heated towel rail.

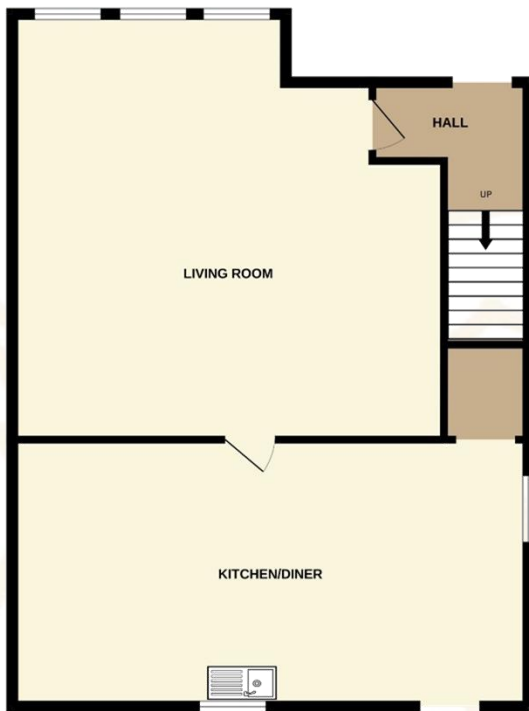




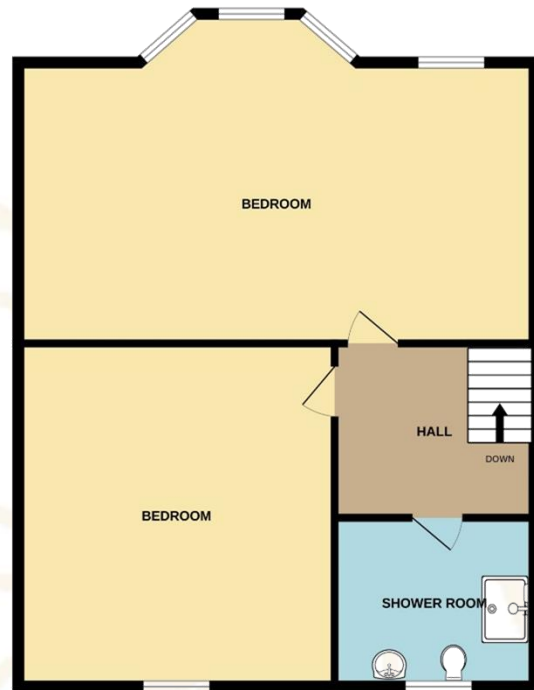
Outside: South facing front garden is fully enclosed with paved patio area, mature borders, grass area and summer house included in sale, gated access onto the main Hillside Road. To the side of the property, it is laid out with slabs & stones with whirly and gated access. The rear garden has slabs and stone chippings, offers parking for two vehicles, the wooden shed is included in the sale.



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, shed & summer house.

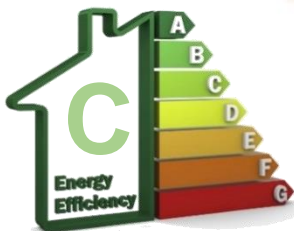
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9HF

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 a draft Schedule.

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