



84 Baltic Street | Montrose | DD10 8ET
Offers Over £270,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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We are delighted to bring to the market this unique hidden gem located in the heart of Montrose which must be viewed to appreciate the spacious accommodation on offer. Set over two floors including secluded courtyard, side garden, secure carport providing off road parking, with access to the house and side garden. Comprising of entrance hallway, utility room, family bathroom, three double bedrooms one with ensuite and one with dressing room on the ground floor. The bright upper floor is flooded with natural light with lounge/dining room, cloakroom, modern dining kitchen, fourth bedroom and office/study. French doors from the lounge lead to the raised terrace with access to the side garden, completing the outside space is the secluded courtyard with gazebo and hot tub. The property benefits from double glazing and Bosch controlled gas central heating.

- Utility: 9'6 x 6'7 (2.93m x 2.04m)
- Bedroom 1: 12'5 x 12'1 (3.81m x 3.68m)
- En-Suite: 9'5 x 5'3 (2.90m x 1.61m)
- Bedroom 2: 12'6 x 11'5 (3.85m x 3.50m)
- Family Bathroom: 11'4 x 12'7 (3.49m x 3.88m)
- Master Bedroom: 19'7 x 11'0 (6.00m x 3.36m)
- Dressing Room: 5'4 x 7'8 (1.64m x 2.37)
- Cloakroom: 7'0 x 4'8 (2.14m x 1.48m)
- Lounge/Dining Room: 19'10 x 25'0 (6.08m x 7.63m)
- Dining Kitchen: 16'6 x 10'8 (5.08m x 3.30m)
- Bedroom 4: 10'8 x 10'8 (3.31m x 3.29m)
- Secluded Courtyard with Hot tub
- Low maintenance side garden
- Gated Carport providing off road parking



The gated carport leads to the main entrance and access to the side garden, within the carport area there is a storage cupboard.

Entrance Hallway: Flooded with natural light provide by the glass panels and side door providing further access to the side garden, cupboard housing the gas boiler. Shelved cupboard, three radiators, under stairs cupboard housing the electric meter and fuse box with bespoke storage space under the stairs.

Utility Room: Base and wall units with coordinating worktop, stainless steel sink with mixer tap, tiled splashback, under counter space for washing machine and tumble drier, cupboard housing hot water tank, and radiator.

Bedroom 1: Two windows looking onto the side garden, radiator, and fitted wardrobe.

En-Suite Shower room: Toilet, wash hand basin with vanity unit, quadrant shower, and heated towel rail.

Bedroom 2: Two windows looking onto the side garden, radiator, double wardrobe with sliding mirror doors, purpose-built dressing table.

Family Bathroom: Luxurious four-piece bathroom comprising of toilet, wash hand basin, free standing bath, walk in shower with waterfall head and handheld shower, tiled to shower, bath and sink areas, radiator, heated towel rail, ample storage space and two windows.

Master bedroom: Generous sized bedroom with side facing window, radiator, and access to the dressing room.

Dressing Room: Ample shelving and hanging space.

Cloakroom: Comprising of wash hand basin with vanity unit, tiled splash back, toilet and radiator.





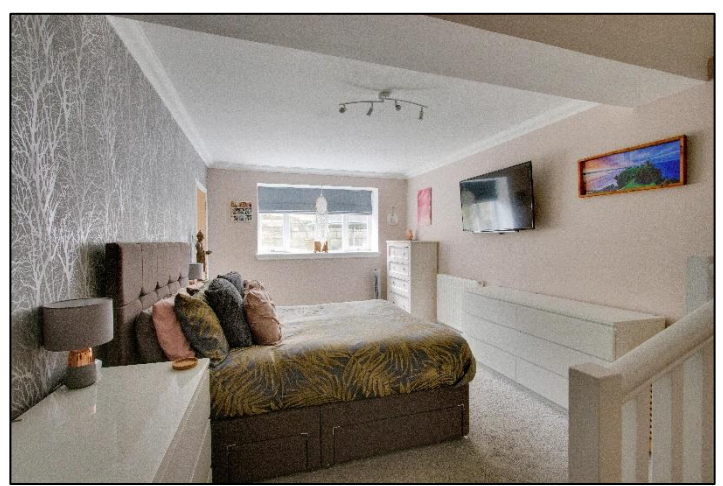
Carpeted staircase with wooden and metal banister leads to the upper level with three Velux windows with solar powered blinds flood the upper hallway with natural light.

Living/Dining Room: Spacious L-shaped room, French doors, two windows, all with shutters, three radiators, feature gas fire with wooden mantle. The French doors open out onto the balcony area.

Kitchen: Fitted to modern base and wall units with coordinating worksurfaces, tiled splashbacks, bowl & half stainless steel sink with mixer tap, double oven, integrated microwave, integrated fridge freezer, integrated dish washer, four burner gas hob with extractor fan above. The dining area has ample room for a dining table, radiator, and spotlights.

Bedroom 4: Currently utilised as a family games room with access to the loft, two windows and radiator.

Office/Study Area: Glass doorway, tiled flooring, patio doors provide access to the secluded courtyard.





Outside: The side garden can be accessed from the carport, balcony and the entrance hallway, laid to artificial grass, flower bed, outside tap and whirly. The secluded courtyard with gazebo and hot tub all included in the sale, outside tap, power point, access path leading onto George Street. Further seating area is provided on the metal balcony. Gated carport provides off street parking.



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: Central Heating & Double Glazing

Fixtures & Fittings: Hot tub, carpets, blinds & light fittings incl.

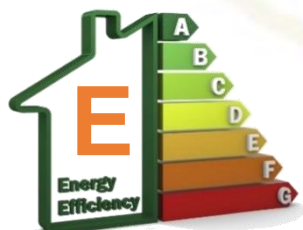
Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8ET

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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