



23 Dorward Road | Montrose | DD10 8SB

Offers Over £180,000

T. DUNCAN & CO.

Solicitors • Estate Agent





23 Dorward Road | Montrose | DD10 8SB

Offers Over £180,000

Located within a very popular residential area of Montrose this Mid Terraced Cottage occupies a prime central location conveniently located within walking distance of Montrose beach, two golf course and tennis courts. Montrose also has a wide range of amenities including High Street shops, supermarkets, primary and secondary schooling as well as health and leisure centres.

The property may require a degree of upgrading and comprises of entrance hall, lounge, dining room, kitchen, bathroom, two bedrooms, and floored attic space. Benefiting from gas central heating and double glazing with gardens to the front and rear.

- Mid Terraced Cottage
- Lounge: 13'8 x 16'9 (4.22m x 5.14m)
- Bedroom 1: 10'7 x 13'9 (3.26m x 4.23m)
- Bedroom 2: 10'3 x 13'10 (3.15m x 4.26m)
- Bathroom: 6'3 x 8'7 (1.92m x 2.67m)
- Kitchen: 14'1 x 8'2 (4.31m x 2.15m)
- Dining Room: 11'3 x 13'4 (3.45m x 4.09m)
- Front and rear gardens
- Floored Attic



Entrance Hallway: Tiled vestibule floor with secondary door leading into the entrance hallway, radiator, and access to the attic space by Ramsay ladder.

Lounge: Front facing lounge with bay window, two radiators, ornate corning all round as well as ceiling rose, and shelved pantry cupboard.

Bedroom 1: Front facing with window overlooking the front garden, radiator, and pantry cupboard.

Bedroom 2: Rear facing with window overlooking the rear garden, corning, radiator, and shelved pantry cupboard.

Bathroom: Four-piece bathroom comprising of bath, toilet, wash hand basin, shower cubicle, which is tiled all round, shelved cupboard, radiator, three walls are tiled to dado height.



Dining Room: Window overlooking the garden, two alcoves, radiator, and entrance into the kitchen.

Kitchen: Fitted to base and wall units incorporating stainless steel sink with coordinating worktops, breakfast bar, space for cooker, undercounter space for a fridge, freezer and washing machine, tiled splashback, window overlooking the rear garden, gas boiler, and door leading to the rear garden.

Attic: Ramsay ladder leading to the floored loft space with Velux window.

Outside: Low maintenance front garden with sectioned borders and stoned areas. The enclosed rear garden is laid to a patio area, grassed drying green, wooden shed, and greenhouse (both are included in sale).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 Microsoft WORD

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings, greenhouse & wooden shed included in sale.

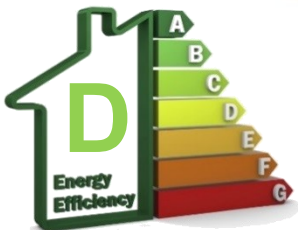
Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8SB

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.