



35 India Lane | Montrose | DD10 8PN

Offers Over £145,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Presented in move in condition this semi-detached bungalow has been fully renovated with new skirting & doors all round including new floor coverings. Freshly decorated in neutral colours throughout. Situated off the mid links this property has the ideal location within walking distance of all the local amenities. The property is perfect for the first-time buyer or those looking to downsize. Comprising of entrance porch, hallway, lounge/dining, newly fitted kitchen with new appliances, bathroom and two bedrooms. Private low maintenance garden including a wooden shed and the added benefit of off-street parking for several vehicles. The property also benefits from a newly installed gas central heating system and new double-glazed doors & windows (filled with argon gas).

- Semi-Detached Bungalow
- Conservatory
- Bedroom 1: 11'3 x 8'0 (3.44m x 2.45m)
- Bedroom 2: 11'2 x 9'2 (3.43m x 2.81m)
- Bathroom: 5'10 x 6'1 (1.82m x 1.85m)
- Lounge: 10'6 x 17'5 (3.23m x 5.33m)
- Kitchen: 18'5 x 7'1 (5.65m x 2.16m)
- Garden with Wooden Shed
- Off Street Parking
- Floored loft



Entering the front porch with laminate flooring and radiator leads to the inner hallway also laid to laminate flooring and radiator.

Bedroom 1: Double bedroom with radiator, tv point, patio doors providing access to the front garden, shelved alcove, laminate flooring and downlighters.

Bedroom 2: Rear facing double bedroom with window overlooking the rear courtyard, radiator, tv point, laminate flooring, downlighters and loft hatch with ladder giving access to a floored loft with plenty room for storage.

Bathroom: Three-piece with bath, wash hand basin, toilet, tiled floored to ceiling all round, rain forest shower above bath and a chrome towel radiator.

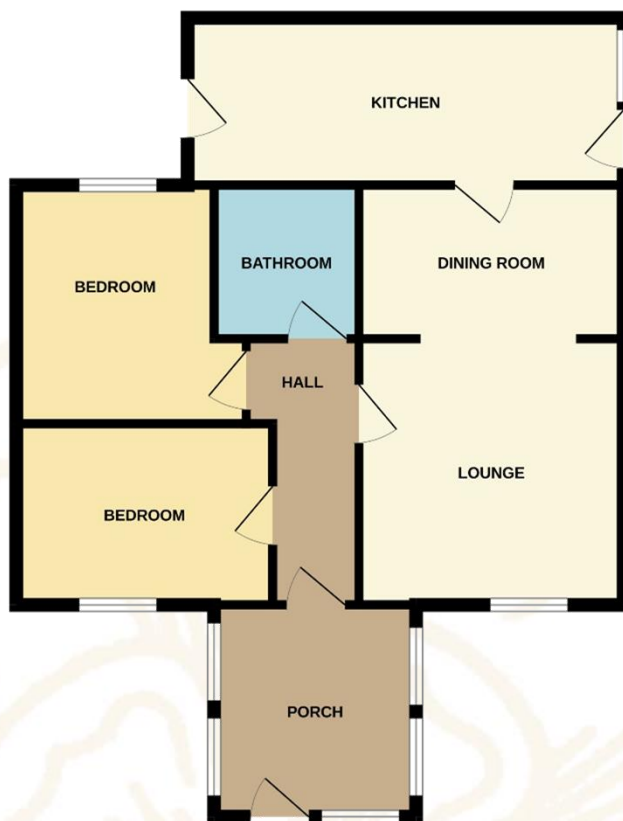
Lounge/Dining: Bright front facing room with views onto the front garden, hardwood flooring, tv point, two radiators, window to the side, shelved alcove with storage underneath.

Kitchen: Newly installed modern style galley kitchen fitted to base and wall units with coordinating worktops incorporating a stainless steel sink with mixer tap, new electric oven, hob & stainless steel extractor, under counter space for white goods which are included in the sale (fridge, freezer & washing machine), tiled splash backs, radiator, doors at each side of the kitchen provide access to the courtyard with whirly and the other leads to the side of the property leading to the front garden.

Front Garden: Low maintenance garden laid to slabs, outside tap, wooden shed, stoned area providing off street parking for several vehicles.







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: B

Post Code: DD10 8PN

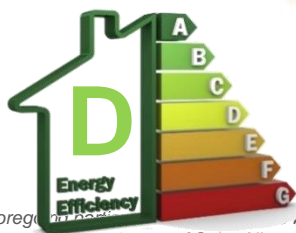
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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