



15 Garvock Avenue | Montrose | DD10 9EU

Offers Over £295,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This spacious detached bungalow will make the ideal family home or those looking to downsize to a bungalow. Positioned in a sought-after area of Montrose on a corner plot with low maintenance garden ground, driveway providing parking for several vehicles leading to the single garage. Internally comprising of bright spacious lounge, dining room, kitchen, utility, family bathroom, four bedrooms with the master bedroom having an ensuite shower room. The property benefits from gas central heating and double glazing.

- Detached Bungalow
- Lounge: 19'3 x 14'10 (5.89m x 4.57m)
- Kitchen: 9'2 x 13'5 (2.80m x 4.11m)
- Utility: 10'1 x 5'1 (3.07m x 1.57m)
- Family Bathroom: 5'8 x 9'7 (1.78m x 2.96m)
- Bedroom 1: 8'4 x 11'7 (2.56m x 3.57m)
- Bedroom 2: 9'2 x 9'7 (2.81m x 2.97m)
- Bedroom 3: 11'9 x 9'7 (3.63m x 2.97m)
- Master Bedroom: 12'7 x 11'7 (3.87m x 3.58m)
- En Suite: 3'4 x 7'8 (1.03m x 2.39m)
- Dining Room: 12'5 x 9'7 (3.82m x 2.97m)
- Front and Rear Gardens
- Garage with Driveway



The entrance vestibule with double storage cupboard which is shelved with hanging rail. Glass panel door with side glass panelling leading into the main hallway, radiator, storage cupboard housing the hot water tank and boiler and linen cupboard.

Lounge: Bright front facing room looking over the garden, two 15 pane glass panel doors, feature gas fire with marble hearth and back with wooden mantle surround, two radiators, laminate flooring, 15 pane glass panel door leads into the dining room.

Dining Room: Accessed from the lounge and kitchen, radiator, window to the side.

Kitchen: Rear facing and fitted to base and wall units with coordinating worktops incorporating a 1½ grey sink with mixer tap, tiled splash backs, integrated dish washer, cooker (included in sale), radiator, downlighters, breakfast bar with seating for four people and a shelved pantry cupboard.

Utility: Fitted to base units, shelved storage cupboard, space for automatic washing machine and tumble drier, stainless-steel sink, window overlooking the garden, uPVC door provides access to the garden.

Family Bathroom: Four-piece suite comprising of jacuzzi bath with electric shower above, toilet, wash hand basin, bidet, radiator, window, downlighters, tiled around bath and shower area and tiled to dado height round sink area.





Master Bedroom: Front facing with window overlooking the garden, radiator, mirror wardrobes with hanging rail, cupboard, further storage is provided with the fitted units.

En Suite Shower Room: Shower cubicle, toilet, wash hand basin, radiator, window, tiled to dado height and tiled to shower cubicle.

Bedroom 1: Front facing window, built in wardrobes with shelves and hanging rail and radiator.

Bedroom 2: Rear facing window overlooking the garden, built in wardrobe with shelf and hanging rail and radiator.

Bedroom 3: Rear facing with window to the rear garden, built in wardrobe with shelf and hanging rail and radiator.





Outside: The front garden is laid to grass with borders and mature plants, tarred driveway provides parking for several vehicles and leads to the single garage, outside tap to the side of the property. The rear garden is laid to grass and stones, whirly, pathway all round and further side access to the other side of the property.

GROUND FLOOR



While 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 floorplan 02/2014

Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9EU

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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