



| 4-6 Nursery Road, Montrose | DD10 9AW

Offers Around £189,950

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated in a sought-after residential area of Montrose, this spacious semi-detached home offers an excellent opportunity for families or those looking for versatile living space in a convenient setting. Ideally positioned close to a range of local amenities—including shops, supermarkets, schools, the cinema, and Montrose railway station—this property combines comfort, practicality, and accessibility.

The accommodation spans two levels and benefits from gas central heating and partial double glazing. On the ground floor, you'll find a bright and welcoming lounge, two well-proportioned bedrooms, a generously sized kitchen/dining room perfect for family meals and entertaining, a practical utility room, and a family bathroom.

Upstairs, the first floor hosts three additional bedrooms, one which could be used as a second Lounge and ample storage throughout, offering flexibility for growing families, home working, or guest accommodation.

To the rear, a delightful private garden provides a peaceful retreat away from the main street, ideal for outdoor relaxation or gardening enthusiasts. The property also benefits from off-street parking via a private garage.

Early viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer.

- Substantial Semi-Detached Villa
- Spacious Lounge & Sitting Room
- Kitchen/Dining
- Utility Room
- 4/5 Bedrooms
- Bathroom
- Extensive gardens & Gardens
- Outside WC, summerhouse & Sheds



Entrance Hallway: Radiator, cupboard which houses electrics and staircase that leads to the first floor.

Lounge: Bright spacious room that is front facing with a window overlooking the front of the property and another looking out to the side, radiator, feature electric fireplace with marble hearth and a shelved alcove with glass display cabinet.

Bedroom 1: Front facing with radiator and fitted wardrobe with hanging rail and shelved cupboard.

Bedroom 2: Rear facing, radiator, two double wardrobes with railing. Bedroom leading to hallway which has a shelved cupboard.

Bathroom: Bathroom is rear facing with three-piece suite comprising of toilet, wash hand basin and bath with overhead shower, radiator and tiled throughout.

Kitchen: Kitchen is rear facing looking over the garden fitted to base and wall units with coordinating worktops, stainless steel sink with draining area and a pantry style cupboard which goes under the stairs with a shelf therein, Bosch fridge freezer Hotpoint freestanding cooker and extractor hood.

Utility: Rear facing room with space for a washing machine to be plumbed, shelved cupboard and Worcester boiler is housed in here. Side door that leads out to the Garage.



Bedroom 3: Front facing room with radiator.

Bedroom 4: Front facing, radiator and access to eaves.

Sitting Rm/Bedroom 5: Rear facing with window which overlooks the back of the property and a window to the side of the property. There is a radiator, a cupboard which houses hot water tank and a linen cupboard.

Garage: Located to the side of the property fitted with wooden garage door, houses the gas meter and has power supply.

Outside Toilet: This is located to the rear of the property fitted with wash hand basin, toilet, and fitted with light.

Potting Shed: Stainless steel sink with cold water access.

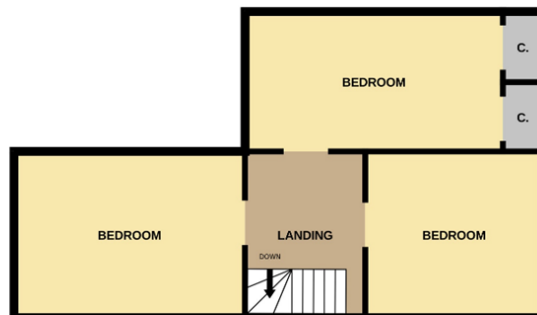
Garden: Located at the rear of the property, a large, mature and well-maintained garden with lawns, shrubs, fruit and vegetable growing areas and drying green.

Two sheds at the top of the garden one with power supply. A greenhouse and summer house with power located in the bottom half of the garden.

GROUND FLOOR



1ST FLOOR



Whilst 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.
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Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings Hotpoint free standing oven and Bosch Fridge freezer.

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 9AW

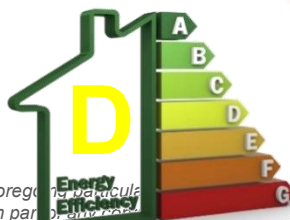
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

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.