



32 Blackfriars Street, Montrose DD10 8LL

Offers Over £245,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This well maintained, detached bungalow set within a generous sized plot and extending to approx. 910 metres square, is located in a popular residential location within walking distance of the Town Centre and all local amenities including shops, schools, supermarkets and train station. Montrose lies between Dundee and Aberdeen and is popular with commuters providing easy access to the A90 dual carriageway which connects to major routes north and south.

The property has been well maintained and benefits from gas fired central heating and double glazing. The subjects comprise spacious Lounge with bay window, dining room/family room, bathroom and three good sized bedrooms.

There are generous sized garden grounds to front, side and rear and driveway parking for several vehicles leading to the single garage. In addition, there are two outdoor sheds, outdoor WC and greenhouse.

- Spacious Lounge
- Kitchen and Utility Room
- Family Room/Dining Room
- Family Bathroom
- 3 Double Bedrooms
- Garage, Outdoor WC, 2 sheds & Greenhouse
- Generous Gardens to front, side and rear



Entrance Vestibule: Double UPVC doors and glass panel door to hallway

Hallway: Spacious hallway with hatch to loft space. Double storage cupboard housing electricity meter and gas meter with double wooden sliding doors.

Lounge: Approx. 4.5m x 4.2m. Bright and spacious public room with double glazed bay window looking to front. Tiled fireplace.

Kitchen/Dining: Approx. 2.8m x 4.4m. Spacious kitchen/dining with double glazed window looking to front with roller blind. Fitted with a range of base and high level storage units with integral gas hob and electric oven. Fitted breakfast bar. Ceramic sink and drainer

Utility Room: Approx. 2.5m x 2.5. Belfast sink. Gas central heating combi boiler. Double glazed window looking to rear garden. Fitted storage cupboard. UPVC door to side.

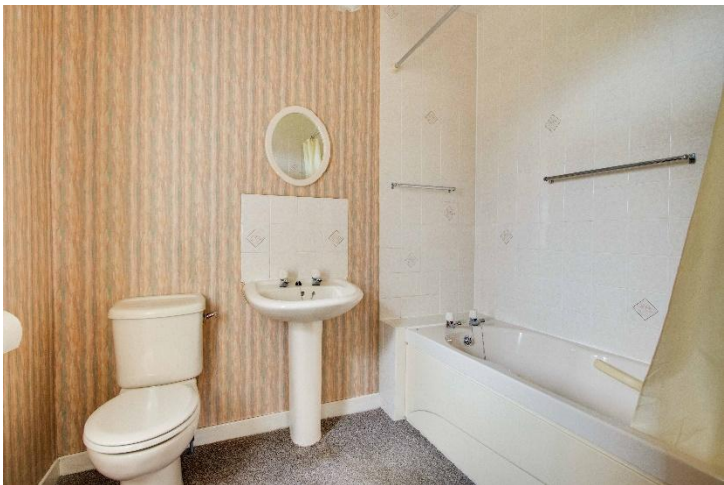
Sitting Room/Family Room: Approx. 4.8m x 4.4m. Double glazed window looking to front. Open fireplace.

Bedroom 1: Approx. 2.9m x 4.5m. Double glazed window looking to side. Good sized double bedroom.

Bedroom 2: Approx. 4.3m x 4.3m (measure to widest point). Double glazed window looking to side. Double fitted wardrobe with shelving and hanging rail.

Bedroom 3: Approx. 3.7m(measured to fitted wardrobe) x 2.7m. Another good sized double bedroom with double glazed window looking to rear. Fitted wardrobes with high level storage units, drawers and dressing table.

Bathroom: Approx. 1.9m x 2.4m. Spacious bathroom with frosted double glazed window looking to rear. Three piece suite incorporating WC, wash hand basin and bath with shower over.





Outside: The property is accessed through wrought iron gate leading to front entrance. Driveway leads to single garage with up and over door and having outdoor WC and two sheds attached. The rear and side gardens are generously proportioned and laid mainly to lawn.



Services: Central Heating & Double Glazing

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

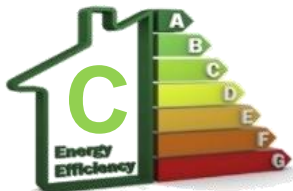
Local Authority: Angus Council

Council Tax Band:

Post Code: DD10 8LL

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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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 of 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.