



12 Dorward Road | Montrose | DD10 8RT
Offers Over £199,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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Located in a desirable and well-established residential area of Montrose, this attractive terraced villa offers flexible living space ideal for modern family life, first-time buyers, or those looking to downsize without compromising on comfort.

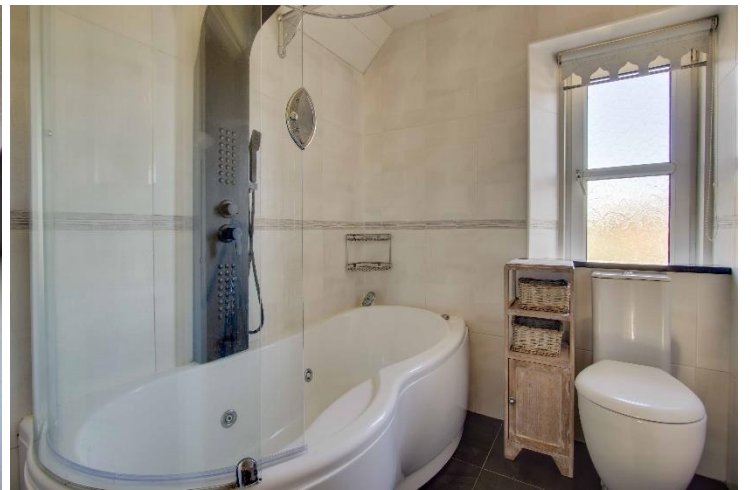
The accommodation is well laid out and includes a spacious lounge filled with natural light, a well-appointed kitchen, and dining/family room ideal for entertaining or relaxing. Off the family room is a versatile study or third bedroom, offering flexibility to suit your lifestyle—whether as a home office, guest room, or playroom.

Upstairs, the property features two generously sized bedrooms and a family bathroom complete with a spa bath for ultimate relaxation.

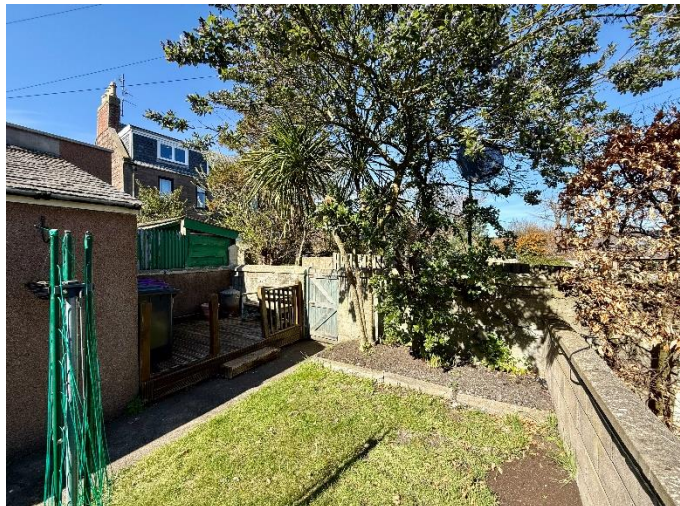
Externally, the home boasts a fully enclosed rear garden with a decking area—perfect for outdoor dining, children's play, or simply unwinding in a private setting.

This charming home combines comfort and practicality in a highly sought-after location, within easy reach of local schools, shops, transport links, and Montrose town centre.

- Entrance Hallway
- Spacious Lounge
- Kitchen
- Family/Dining Room
- Study/Bedroom 3
- 2/3 Bedrooms
- Bathroom
- GCH & DG



Outside: The rear garden is fully enclosed and has gate access. Laid out in areas of lawn with shrubs borders and mature trees and decked area. Outhouse.



GROUND FLOOR

1ST FLOOR



This is a plan showing the layout of the property. It is not a guarantee of the accuracy of the measurements. The 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 is a draft Schedule.

Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: D

EPC: Band D

Post Code: DD10 8RT

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

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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 is a draft Schedule.