



3 Links Avenue | Montrose | DD10 8QQ

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Spacious three/four bedroom semi-detached villa, perfectly situated in a popular location close to all amenities and services in Montrose. This delightful home offers a versatile layout with a welcoming kitchen, a bright conservatory, and a flexible dining room that can also serve as an additional bedroom.

The property boasts three generously sized double bedrooms, ensuring ample space for family and guests. The modern shower room adds convenience and style to the home.

Outside, you'll find generous gardens, perfect for outdoor activities and relaxation, complete with a shed for extra storage. The driveway provides convenient off-street parking.

Don't miss the opportunity to make this wonderful villa your new home

- Spacious Lounge
- Dining Room/Bedroom 4
- Modern Kitchen
- Conservatory
- Shower Room
- 3 Double Bedrooms
- Driveway, Gardens & Shed
- EPC - F



Hallway: Two large storage cupboards. Staircase to upper floor accommodation. UPVC exterior door.

Lounge: Approx. 4.2mx3.6m. Spacious public room with UPVC double glazed bay window looking to front. Electric Storage heater. Two alcoves with storage below.

Kitchen: Approx. 2.6mx2.9m. UPVC window to rear. Fitted with a range of floor and wall units with integral Nef oven and Hotpoint hob. Space for fridge and freezer. Plumbed for automatic washing machine. Two shelved storage cupboards, one housing the hot water tank. Access to Conservatory.



Conservatory: Approx. 2.9mx3.7m. Excellent sized public room with exposed brickwork, wood panelling and exterior door leading to garden.

Dining Rm: Approx. 3.1mx3.6m. Spacious room which could also be used as Bedroom 4. Double glazed window to front. Alcove display with storage below.



Upper Hall: Shelved storage cupboard. Hatch to loft space.

Shower Rm: Approx. 2.6mx1.6m. Fitted with three piece suite comprising WC, wash hand basin in fitted units and large shower cubicle with Mira Sports shower.

Bedroom 1: Approx. 3.6mx4.2m. Excellent sized double bedroom with two UPVC double glazed windows to front. Double fitted storage cupboard. Further selection of wardrobes and chest-of-drawers will be included in the sale (no warranties given).

Bedroom 2: Approx. 2.7mx2.9m. Double glazed UPVC window to rear. Inset downlighters.

Bedroom 3: Approx. 3.1mx3.6m. Double glazed with UPVC double glazed looking to front.

Outside: The rear garden is fully enclosed, landscaped in areas of gravel chips with rockery borders and mature shrubs and trees. Patio area. Timber shed. Gate to side.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 quantity or efficiency can be given.
Made with Metropix 42005

Services: Electric Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band:

Post Code: DD10 8QQ

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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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