



3 Morven Avenue | Montrose | DD10 9DL

Offers Over £310,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated in a highly sought-after area of Montrose, this beautifully presented extended detached bungalow offers a perfect blend of style, space, and convenience. Ideally located within easy reach of all local amenities and services, this impressive home is ready to move into and enjoy.

The property has been tastefully decorated throughout and boasts a spacious, light-filled lounge — ideal for relaxing or entertaining. At the heart of the home is a contemporary open-plan kitchen/dining room, complete with modern fittings and French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Accommodation includes a sleek and stylish modern shower room featuring a large shower cubicle, as well as a luxurious en-suite bathroom off the main bedroom, complete with a rainfall shower over the bath.

- Extended Detached Bungalow
- Spacious Lounge
- Kitchen/Dining Room
- 4 Double Bedrooms
- Shower Room & En-Suite Bathroom
- GCH and DG
- 2 Driveways
- Garage
- Gardens, Front, Side and Rear
- EPC - C



Vestibule: UPVC composite door.

Hallway: All accommodation leading off. Storage cupboard with shelving.

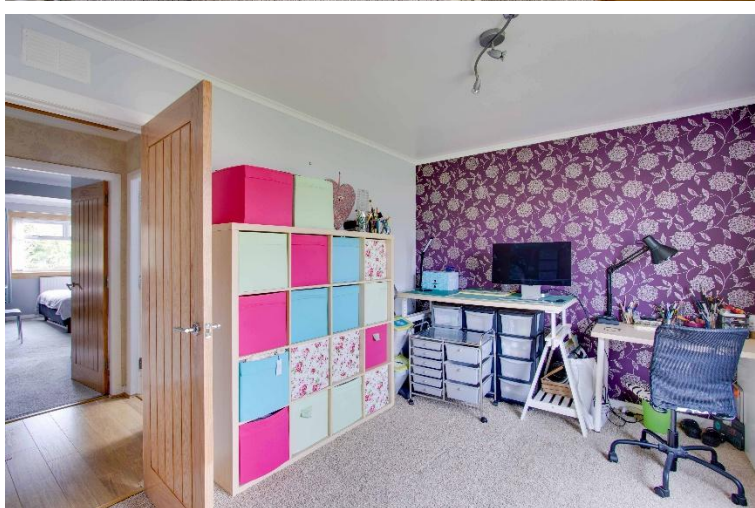
Lounge: Approx. 4.7mx4.9m. Excellent sized public room with large UPVC double glazing window enjoying an open outlook to front. Wooden flooring.

**Kitchen/
Dining:** Approx. 6.8mx3m. The kitchen is fitted with a range of modern grey gloss base and wall storage units with double integral double oven. Ceramic sink and drainer. Integral fridge, freezer, dishwasher and washing machine. Breakfast bar divider. Excellent sized dining area with space for table and chairs. UPVC French doors leading to the rear garden. Faber Extractor fan with remote control





- Bedroom 1: Approx. 5.8mx2.8m(at widest point). UPVC double glazed window looking to rear. Triple mirror fronted wardrobe.
- Bedroom 2: Approx. 5.8m(at widest)x3.3m. Excellent sized double bedroom with UPVC double glazed window looking to rear. Triple mirror fronted wardrobe. Door to En-Suite Bathroom.
- Bedroom 3: Approx. 4.1mx3m. Currently used an office. double bedroom with double glazed window looking to front. Cupboard with shelving.
- Bedroom 4: Approx. 3.6mx2.4m. Double bedroom with double glazed UPVC window looking to front.
- Shower Rm: Approx. 2.3mx1.5m. Fitted with three piece suite comprising WC, wash hand basin in fitted units and large shower cubicle with shower. Frosted double glazed window. Panelled ceiling with inset downlighters. Wet wall panelling. Heated towel rail.
- Bathroom: Approx. 2.3mx1.7m. En-Suite bathroom. Fitted with three piece suite comprising WC, wash hand basin and bath with Raindrop shower over and glass shower screen. Frosted glass double glazed window. Inset downlighters in panelled ceiling. Heated towel rail. Full wet wall panelling.



Outside: There are two driveways, one at either side of the property and with one leading to the single garage which has up and over door and light. The rear garden is fully enclosed and beautifully landscaped in areas of patio, gravel chips, lawn, shrub borders and with timber shed.



Services: Double Glazing and Double Glazing

EPC: Band C

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9DL

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