



36 India Street | Montrose | DD10 8PG

Offers Over £130,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Ideally positioned within walking distance of the town centre and a full range of local amenities, this generously proportioned three-bedroom semi-detached villa offers an exciting opportunity for those looking to create their ideal home.

Requiring modernisation, the property features a flexible layout with accommodation comprising a bright and spacious lounge, a well-sized kitchen open to a dining area and sunroom, and a downstairs shower room. Upstairs, there are three generous double bedrooms, providing ample space for a growing family or visiting guests.

Externally, the home benefits from mature gardens to the front, side, and rear, offering excellent potential for landscaping and outdoor entertaining. A private driveway provides parking for multiple vehicles and leads to a single garage with an adjoining store and a greenhouse — ideal for keen gardeners.

This is a fantastic opportunity to modernise and personalise a substantial home in a sought-after location. Early viewing is highly recommended.

- Spacious Lounge
- Kitchen/Dining/Sun Room
- Downstairs Shower Room
- 3 Double Bedrooms
- Gardens, Garage & Driveway
- DG – EPC Band G



Rear Hallway: Three shelved storage cupboards. Exterior door.

Kitchen/Dining: Approx. 7.3mx3.8m. Excellent sized kitchen/dining. Fitted with floor and wall units. Space for cooker. 2 Double glazed windows to side. Stainless steel sink and drainer. Vent for tumble dryer. Plumbing for washing machine. Three double glazed windows overlooking the rear garden. Exterior door.

Lounge: Approx. 3.9mx4m. Double glazed window looking to rear garden. Open fireplace. Shelved storage cupboard. Door to hallway.

Hallway: Exterior door to front. Cupboard housing electricity meter. Further storage cupboard. Staircase to upper floor accommodation. Double glazed window front.

Shower Room: Approx 1.9mx2m. Fitted with three piece suite comprising WC, wash hand basin and large shower cubicle with Bristan shower.

Upper Landing: Two shelved storage cupboards, one housing hot water tank. Hatch to loft storage space.

Bedroom 1: Approx. 3mx3.9m. Double bedroom with fitted wardrobe with hanging rail. Open fireplace.

Bedroom 2: Approx. 2.9mx3.5m. Double bedroom with double glazed window to front. Fitted storage cupboard with hanging rail.

Bedroom 3: Approx. 3mx4.5m. Excellent sized double bedroom with double glazed window looking to rear.





Outside: Wrought iron gates lead to driveway parking for several vehicles. Single garage with store. The rear garden is well proportioned and laid out in patio with shrubs.. The front garden is accessed by wrought iron gate.



GROUND FLOOR



1ST FLOOR



We warrant neither the accuracy of the description of the property nor the correctness of the floor plan, and we accept no liability for any loss or damage arising from any reliance on the information provided. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product. The information is provided for general information only and does not constitute an offer of any financial product.

Services: Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10

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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