



51 Coronation Way | Montrose | DD10 9DW

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agents





| 51 Coronation Way, Montrose | DD10 9DW |

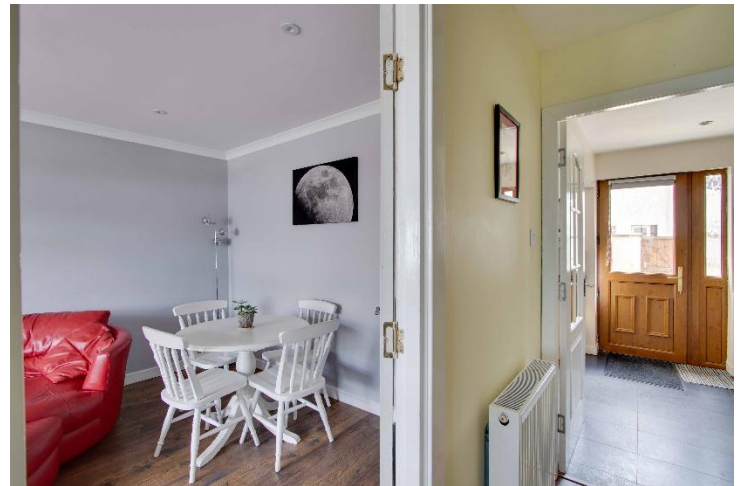
Offers Over £135,000

Located in a well-established, popular, residential area of Montrose, this well-presented three-bedroom terraced villa offers an ideal home for families, first-time buyers, or investors. The property is conveniently situated within easy reach of local primary and secondary schools, supermarkets, and Montrose town centre.

Montrose itself boasts a wide range of amenities, including a health centre, a variety of independent shops, and excellent transport links via its mainline railway station with regular services to Aberdeen, Dundee and beyond.

The accommodation comprises a bright and spacious lounge with ample space for a dining table and chairs, a modern fitted kitchen featuring a breakfast bar, three generously sized bedrooms and a contemporary bathroom complete with a spa bath and shower over.

- Terraced Villa
- Bright & Airy Lounge
- Modern Kitchen/Dining
- 3 Double Bedrooms
- Family Bathroom
- GCH & DG
- Gardens Front and Rear
- EPC - C



- Hallway:** UPVC exterior door. Staircase to Upper Floor Accommodation
- Lounge:** Spacious public room with UPVC double glazed window looking to front. Space for small table and chairs. Louvre blinds.
- Kitchen:** Modern kitchen fitted with a range floor, wall and drawer units with integral oven, hob and extractor hood and fridge freezer. Plumbed for automatic washing machine. Stainless steel sink and drainer. Breakfast bar. UPVC exterior door leading to rear garden.
- Bathroom:** Three piece white suite comprising WC and wash hand basin in fitted unit and P-shaped Spa bath. Shower over bath. Frosted glass double glazed window to rear.



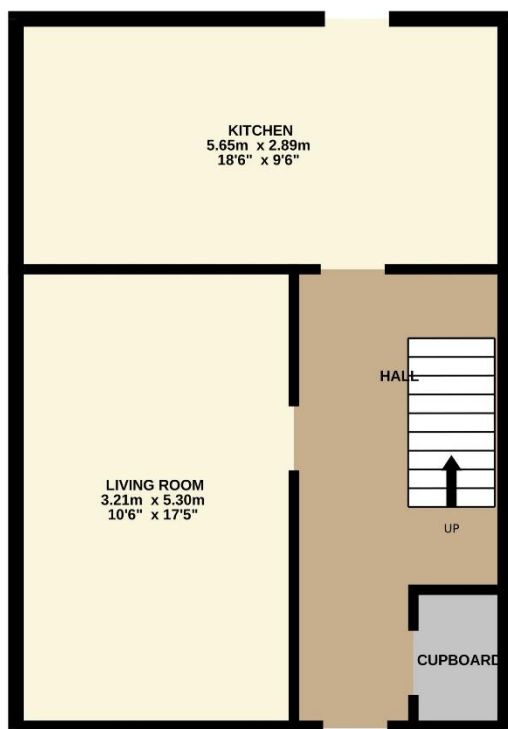
- Bedroom 1: Spacious double bedroom with UPVC double glazed window to front. Double fitted wardrobes with shelving and hanging rail.
- Bedroom 2: Double bedroom with UPVC double glazed window to front.
- Bedroom 3: Another double bedroom with double glazed window to rear.



Outside: The front garden is laid out in gravel chips with pathway. The rear garden has timber shed and is laid out for ease of maintenance.



GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 80.0 sq.m. (861 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operability or efficiency can be given.
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Services: GCH and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9DW

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.