



31 Borrowfield Crescent | Montrose | DD10 9BR  
Offers Over £210,000

T. DUNCAN & CO.  
Solicitors • Estate Agents





31 Borrowfield Crescent, Montrose | DD10 9BR

**Offers Over £210,000**

Situated in a sought-after residential area of Montrose, this well-maintained two-bedroom detached bungalow offers comfortable and spacious living, close to local amenities, transport links, and schools.

The accommodation comprises two generous double bedrooms, a modern shower room with a corner shower unit, a dining-sized kitchen ideal for family meals, and a bright, spacious lounge offering a relaxing living space.

The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the driveway provides ample off street parking and leads to the single garage. The rear garden is laid out for ease of maintenance and includes a patio area, summerhouse, and two garden sheds, providing both practical storage and additional outdoor enjoyment space.

This attractive bungalow is perfect for a wide range of buyers, including retirees, professionals, or anyone seeking single-level living in a peaceful yet convenient location.

Early viewing is recommended.

- Detached Bungalow
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Shower Room
- Garden, Summerhouse & 2 Sheds
- GCH & DG
- EPC Band C



**Entrance Hallway:** All accommodation leading off. Two fitted storage cupboards. UPVC exterior door.

**Lounge:** Approx. 3.5mx5m. Spacious public room with double glazed window looking to front. Gas fire with wooden surround.

**Dining Kitchen: Approx. 4.3mx2.7m.** Fitted with a range of modern base and high level storage units with integral electric oven, hob and extractor hood. Integral dishwasher. Stainless steel sink and drainer. Double glazed window. Central heating combi boiler. Stainless steel sink and drainer.

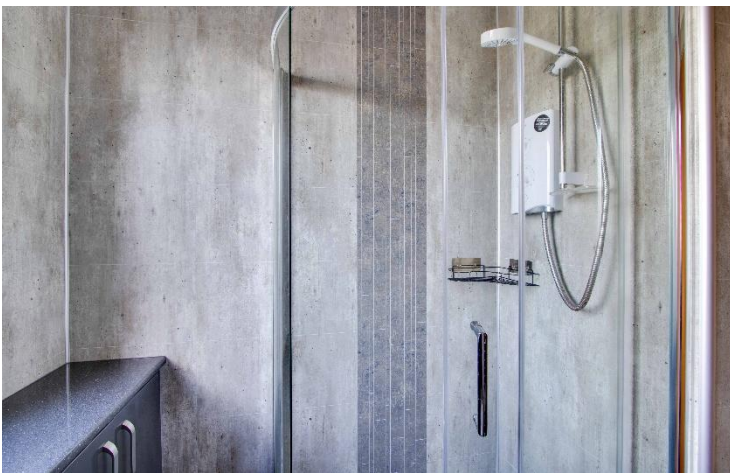
**Bedroom 1:** Approx. 2.8mx3.1m. Double bedroom with double glazed window to front. Fitted wardrobe

**Bedroom 2:** Approx. 3.6mx2.7m. Another double bedroom with double glazed window looking to rear. Fitted wardrobe.

**Shower Room:** Approx. 2.1mx1.9m. Fitted with modern three piece suite comprising WC and wash hand basin in fitted units and corner shower cubicle. Heated towel rail.

**Outside** The front garden is laid out in gravel chips with driveway providing off street parking and leading to the single garage which has up and over door. The rear garden is laid out for ease of maintenance with summerhouse, timber Shed and further aluminum shed included.





GROUND FLOOR



THESE PLANS AND DIMENSIONS ARE FOR GUIDANCE ONLY. THE ACTUAL MEASUREMENTS OF THE PROPERTY MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE PLANS. THE MEASUREMENTS 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 OFFERS 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 OF 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 01674 672353



**Services:** Gas Central Heating

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 8BR

**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

**T. DUNCAN & CO.**  
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN  
Telephone: 01674 672353  
Fax: 01674 678345  
E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)  
[www.tduncan.com](http://www.tduncan.com)

*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 of 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 01674 672353*