



The Bungalow, 34D High Street | Montrose | DD10 8JL  
Offers Over £125,000

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







The Bungalow, 34D High Street, Montrose | DD10 8JL

**Offers Over £125,000**

Tucked away in a quiet off-street location yet just moments from the heart of Montrose, this well-presented end-terraced bungalow offers bright and spacious accommodation throughout. Located in the vibrant coastal town of Montrose, the property enjoys easy access to a wide range of local amenities, including shops, cafes, schools, and excellent transport links, as well as beautiful beaches and scenic coastal walks.

The home features a modern kitchen with integrated appliances, a generous lounge with an inset electric fire, and two large double bedrooms with fitted wardrobes. The stylish shower room includes a rainfall shower, vanity unit, fitted towel rail, and touch-screen mirror.

Additional benefits include a fully floored loft with light, sockets and fitted bench, double glazing, gas central heating, and a private garden with lawn and rotary dryer. A second gate provides handy pedestrian access to Basin View.

Perfect for downsizers, first-time buyers, or anyone seeking a peaceful home close to all amenities.

- End Terraced Bungalow
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Modern Shower Room
- Garden
- GCH & DG
- EPC Band C



**Entrance Vestibule:**  
UPVC exterior door.

**Hallway:**  
Provides access to all accommodation. Hatch to loft space, which runs the full length of the house and is fully floored. Double fitted cupboard with shelving and currently housing tumble dryer.

**Kitchen:** Approx. 2.7mx3m  
Modern kitchen fitted with a range of base and wall units. Features include an integral dishwasher, electric oven, five-burner gas hob, and extractor fan. Worcester combi boiler for central heating. Plumbed for an automatic washing machine which is included in the sale (no warranties given). Composite 1.5 sink and drainer with mixer tap. Space for fridge freezer which is included in the sale (no warranties given). Double glazed window to the front. Velux roof window.

**Lounge:** Approx. 3.3mx4.9m  
Bright and spacious public room with two double glazed windows to the front, plus two Velux roof windows. Inset electric fire. Two low-level storage cupboards. Recess shelving with inset downlighters.

**Bedroom 1:** Approx 3.4mx3.8m  
Double bedroom with two double glazed windows to the front. Double fitted mirrored wardrobes with shelving and hanging rail.

**Bedroom 2:** Approx. 2.7mx3.8m  
Another generously sized double bedroom with two double glazed windows to the front. Double mirror fronted fitted wardrobe with four hanging rails and shelving.









**Shower Room:** Approx. 2.3x1.9m.

Contemporary shower room fitted with a white three-piece suite comprising shower cubicle with rainfall shower, and a sink set in fitted drawer unit with waterfall mixer tap. Full wet wall panelling with towel rail and inset adjustable wall lights. Heated touch-screen mirror with adjustable lighting. UPVC panelled ceiling with inset downlighters. Velux window.

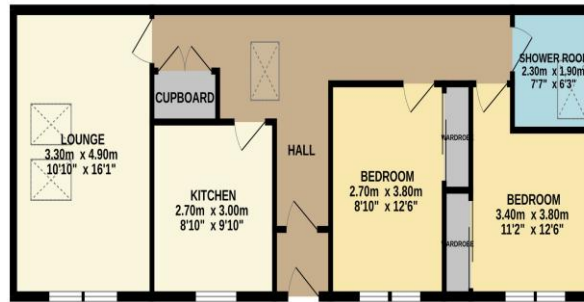


**Outside**

The garden is accessed through timber gate to pathway leading to a private area of garden ground which is laid out in lawn and has rotary clothes dryer. Further gate provides access to Basin View providing convenient access to Montrose Train Station and Supermarkets.



## GROUND FLOOR



**Services:** Gas Central Heating

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

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 8JL

**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