



9 Glenesk Avenue | Montrose | DD10 9AG

Offers Over £110,000

T. DUNCAN & CO.

Solicitors • Estate Agents







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**Offers Over £110,000**

Located in a popular residential area of Montrose, within easy reach of a local primary school, this well-presented family home offers spacious and comfortable accommodation throughout.

The property comprises a welcoming entrance vestibule with storage, a bright lounge/dining room with dual-aspect windows, and a well-appointed kitchen fitted with shaker-style units, integrated appliances, and access to the rear garden. Upstairs, there are two generously sized double bedrooms both with built-in storage and a modern, recently upgraded bathroom with a three-piece white suite and Mira shower over the bath.

Additional benefits include gas central heating, double glazing, and a recently replaced roof.

Externally, the front garden offers off-street parking and low-maintenance landscaping, while the enclosed rear garden includes drying poles and a further private lawned section with timber shed, accessed via a communal path.

- Terraced Villa
- Entrance Vestibule
- Bright & Airy Lounge/Dining Room
- Modern Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Driveway & Gardens
- GCH & DG – EPC C

**Hallway**

Staircase with balustrade leading to upper floor accommodation

**Lounge/Dining Room**

Spacious public room with UPVC double glazed window looking to front. Dining Area has UPVC double glazed window looking to rear.

**Kitchen**

Fitted with a range of light wood shaker style storage units with co-ordinating work top. Integral electric oven, gas hob and extractor hood. Integral fridge and freezer. UPVC double glazed window to rear enjoying outlook over rear garden. UPVC exterior door leading to rear vestibule. Plumbing for automatic washing machine. Door leading to rear vestibule.







### **Bedroom 1**

Spacious double bedroom with rear-facing UPVC double-glazed window enjoying an open outlook. Storage cupboard with shelving.

### **Bedroom 2**

Another well-proportioned double bedroom with front-facing double-glazed window . Large storage cupboard with shelving and housing the central heating combi boiler



### Bathroom

Modern bathroom fitted with three piece white suite incorporating WC, wash hand basin and bath with Mira shower over. UPVC frosted glass double glazed window to rear.



### Outside

The front garden is laid out in gravel chips with rockery border and shrubs and provides off street parking. The rear garden is full enclosed and laid out in gravel chips with drying poles. Further area of garden ground to rear accessed along communal path which is fully enclosed by timber fencing and laid out in lawn with timber shed.



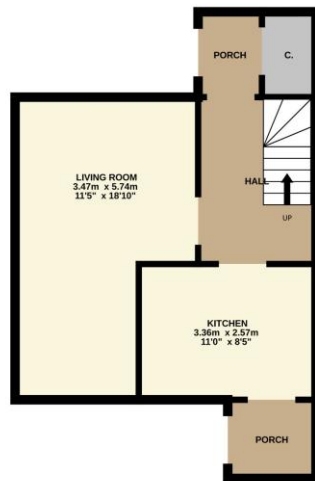




GROUND FLOOR



1ST FLOOR



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

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 9AG

**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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