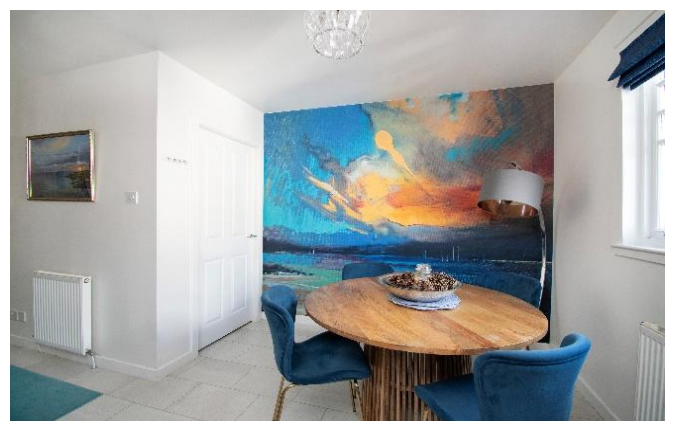




41 New Wynd | Montrose | DD10 8RF

Offers Over £130,000

T. DUNCAN & CO.
Solicitors • Estate Agents





41 New Wynd | Montrose | DD10 8RF

Offers Over £130,000

This beautifully presented home offers bright and versatile accommodation on two floors, ideal for the smaller family or couple. Move-in ready, it blends modern comfort with practical features in a welcoming layout.

The ground floor includes a bright and airy lounge with feature stained-glass window, a stylish fitted kitchen with integrated appliances, an open-plan hallway/dining area and cloakroom/WC.

Upstairs, the main bedroom boasts fitted storage and a modern en-suite shower room, complemented by a further double bedroom with fitted wardrobes and a flexible third bedroom, perfect as a single room, nursery, or home office. A well-proportioned family bathroom completes the upper floor.

Outside, the property benefits from private parking to rear and bin store.

Situated close to the centre of Montrose, this home enjoys excellent access to shops, schools, and leisure facilities, as well as Montrose's stunning beach, golf courses, and nature reserves. With superb rail links to Aberdeen, Dundee, and beyond, it offers the perfect balance of convenience and coastal living.

- Upper Floor Maisonette
- Bright & Airy Lounge
- Modern Kitchen & Dining Area
- Downstair Cloaks/WC
- 3 Bedrooms
- Bathroom & En-Suite
- Private Parking to rear
- GCH & DG – EPC C



Hallway / Dining Room

Open-plan space with all accommodation leading off. The dining area comfortably houses a table and chairs, with a double-glazed window with roman blind providing natural light. Access to the downstairs cloakroom/WC and useful under-stair storage cupboard.

Lounge

A spacious public room featuring three double-glazed windows with roman blinds and an additional ornate stained-glass window to the side, creating a bright and welcoming atmosphere.

Kitchen

Modern fitted kitchen with a range of base and wall-mounted units. Integrated electric oven, hob, extractor hood, fridge, and freezer. Stainless steel sink with drainer and mixer tap, plumbing for an automatic washing machine, and double-glazed window overlooking the rear.

Cloakroom / WC

Fitted with a modern two-piece white suite comprising WC and wash hand basin set within a fitted unit. Towel rail.



Bedroom 1

Good sized double bedroom with front-facing double-glazed window and fitted cupboard. Access to en-suite.

En-Suite

Modern three-piece suite including WC and wash hand basin in fitted units, shower cubicle, fitted towel rail, and extractor fan.

Bedroom 2

Another well-proportioned double bedroom with double-glazed window. Double fitted wardrobe with shelving and hanging rails.





Bedroom 3

Single bedroom, currently used as an office, with double-glazed window.

Bathroom

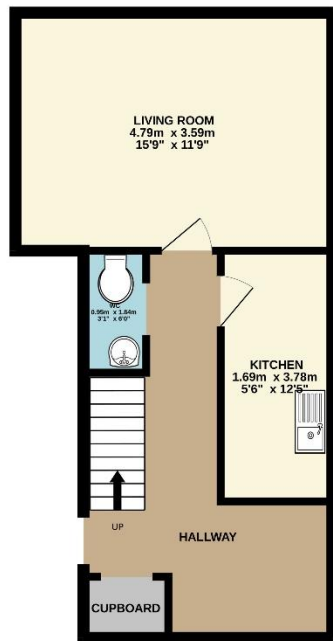
A well-appointed family bathroom fitted with a three-piece suite comprising WC, wash hand basin in fitted unit, and bath with shower over.



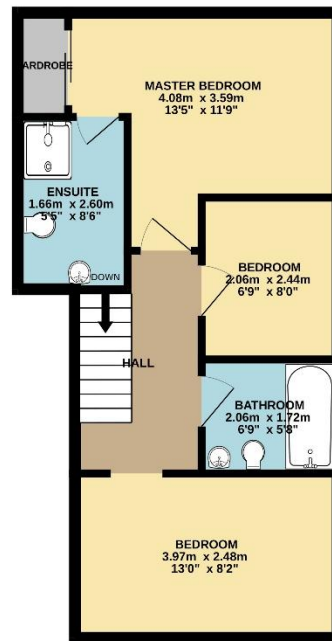
Outside – Private parking to rear. Bin storage area.



1ST FLOOR



2ND 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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Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band:

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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