



Rosebank, 2 Wellington Gardens | Montrose | DD10 8QF

Offers Over £265,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This impressive period family villa, rich in traditional features, is set within one of Montrose's most desirable residential areas. Offering generous accommodation over three floors, it is perfectly suited to the larger or blended family.

On the ground floor, the property opens with a welcoming reception hallway leading to a bright and spacious lounge with bay window, open outlook, and feature fireplace – the ideal space for family gatherings. The separate dining room provides a formal yet inviting setting for entertaining, while the well-appointed kitchen offers a wide range of wall and base units, generous worksurfaces, and integral appliances. A separate utility room and convenient WC add further practicality to everyday living.

The first floor hosts three generously proportioned bedrooms along with the family bathroom. One of the bedrooms has a bay window and is currently used as a sitting room, creating a flexible additional living space.

On the second floor, there are two further bedrooms, a modern shower room, and useful eaves storage, providing excellent additional accommodation.

Externally, the villa enjoys a delightful enclosed rear garden, mainly laid to lawn with mature planting, a patio and a charming summerhouse. The garden offers a safe and private setting for children and pets alike.

Enjoying a prime location within walking distance of local schools, shops, transport links, and Montrose town centre, this villa blends period character with modern practicality, making it an outstanding opportunity for families seeking space, comfort, and convenience in a highly sought-after area.

- Terraced Villa
- Spacious Lounge & Dining Room
- Kitchen/Dining, Utility Room & WC
- 5 Double Bedrooms
- Bathroom & Shower Room
- Gardens & Summerhouse
- Gas Central Heating
- EPC Band D



Entrance Hallway – Bright and welcoming hallway with staircase leading to the upper floor accommodation.

Lounge – A generously proportioned public room featuring a bay window to the front, allowing for excellent natural light.

Dining Room – Another spacious public room with front-facing window and useful storage cupboard.

Kitchen/Dining – Well-appointed with a modern range of base and wall units, ample worksurfaces, and a rear-facing window overlooking the garden.

Utility Room – Fitted with base level storage units. Plumbing for automatic washing machine. Door leading to rear garden.

WC – Fitted with two piece suite. Window to rear.



First Floor Accommodation

Upper Landing – Bright landing with staircase leading to the upper floor and a fitted storage cupboard.

Bedroom 1 – A spacious double bedroom, currently used as a sitting room, featuring a bay window to the front.

Bedroom 2 – Another generously sized double bedroom with rear-facing window.

Bedroom 3 – Double bedroom with window overlooking the front.

Bathroom – Well-appointed family bathroom fitted with a four-piece suite comprising WC, wash hand basin with storage below, bidet, and bath with shower over.



Bedroom 4 – Spacious double bedroom with rear-facing window.

Bedroom 5 – Another well-proportioned double bedroom with rear-facing window.



Shower Room – Modern shower room fitted with a three-piece suite comprising WC, wash hand basin with storage below within a fitted unit, and a large shower cubicle.

Garden – The generously proportioned rear garden is designed for ease of maintenance, featuring mature shrubs, a neatly kept lawn, and a patio area ideal for outdoor dining and relaxation. A charming summerhouse provides a versatile additional space for hobbies or quiet enjoyment.



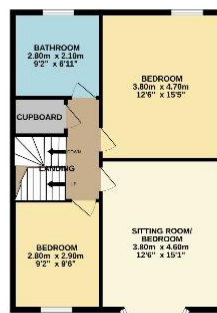


GROUND FLOOR



1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other features are given by estimate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown are not shown from tested and no guarantee as to their operability or efficiency can be given.
Made with RealSimple 02/05/15

Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band:

Post Code: DD10 8QF

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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