



2 Warrack Terrace | Montrose | DD10 8RX
Offers Over £325,000

T. DUNCAN & CO.
Solicitors • Estate Agents





2 Warrack Terrace, Montrose | DD10 8RX

Offers Over £325,000

Full of character, this impressive four-bedroom semi-detached villa showcases many original features and offers generous, adaptable living accommodation. Coming to the market for the first time since its construction in 1926, the property has remained within the same family's ownership for nearly a century. Situated in the desirable coastal town of Montrose, the home is within easy reach of Montrose High Street, local amenities, excellent schools, the train station, and the scenic beach and harbour.

Accommodation comprises a spacious lounge with bay window and open outlook, formal dining room, kitchen/dining with direct access to the rear garden, utility room, downstairs four-piece shower room, four bedrooms, and a four-piece family bathroom. The property benefits from double glazing and central heating, and would benefit from a degree of modernisation, providing the opportunity to enhance and personalise.

Externally, beautifully landscaped front and rear gardens complement a large driveway and double garage, accessed via elegant wrought iron gates.

Combining space, traditional charm, and a prime location, this property offers excellent lifestyle potential.

- Semi-Detached Villa
- Spacious Lounge & Formal Dining Room
- Kitchen/Dining Area & Utility Room
- Shower Room & Family Bathroom
- 4 Bedrooms
- Gardens, Driveway & Double Garage
- Central Heating & Double Glazing
- EPC Band C



Entrance Vestibule

Wooden exterior door opens into the entrance vestibule, which features a large storage cupboard. A wooden and glazed door leads through to the hallway.

Hallway

The hallway provides access to all downstairs accommodation. A split-level staircase illuminated by a large double-glazed window and with the original wooden balustrade leads to the upper floor. There is also an understair storage cupboard and a large shelved storage cupboard for additional convenience.

Kitchen/Dining Area

The kitchen is fitted with base-level storage units and a stainless-steel sink with drainer. A UPVC double-glazed window provides a pleasant outlook over the rear garden, and an exterior door offers direct garden access. The room includes space for a dishwasher, two storage cupboards (one housing the hot water tank), and a further larder-style cupboard with shelving and a traditional pulley.

Utility Room

This practical space offers room for a large fridge freezer with a tumble dryer and plumbing for automatic washing machine is provided. High-level storage units provide extra storage, and a UPVC double-glazed window overlooks the rear garden.





Lounge

A spacious lounge with UPVC double-glazed bay window offering a delightful open outlook. The room features picture lights, two glazed fitted display units with drawer and storage below, and a window seat with additional storage. Ornate cornicing adds a touch of elegance.

Formal Dining Room

A well proportioned formal dining room with a double-glazed window overlooking the front garden. Includes a shelved storage unit housing the electricity meter and fuse box, as well as a further shelved storage cupboard for convenience.

Downstairs Shower Room

Fitted with a four-piece suite comprising WC, wash hand basin, bidet, and a shower cubicle with Mira shower. The room also features a fitted medicine cabinet, extractor fan, and a double-glazed frosted window for privacy.



Upper Floor Accommodation

Upper Landing

The upper landing provides access to all bedrooms and the family bathroom.

Loft

Fully floored loft with a Velux window accessible via the upstairs hall cupboard.

Main Bedroom

An Impressive double bedroom with a double-glazed bay window looking to the front enjoying open outlook. Fitted wardrobes, a built-in double sink with storage below, and a fitted mirror. Includes a built-in chest of drawers, additional shelved storage, ornate cornicing, and a window seat.

Bedroom 2

Spacious double bedroom with a double-glazed window enjoying an open outlook to the front. Fitted wardrobe with shelving, hanging rail, a built-in chest of drawers, and additional storage above.

Bedroom 3

Another spacious double bedroom with a fitted wardrobe including hanging rail and shelving above. Features a sink with tiled splashback and a double-glazed window to the rear. Additional large storage cupboard with shelving completes the room.

Bedroom 4

Dual-aspect room currently furnished as a study, with double-glazed windows providing light from two sides. Fitted wardrobe with hanging rail and shelving above.

Bathroom

Fitted with a four-piece suite comprising WC, wash hand basin, bidet, and bath. Includes a fitted vanity unit with storage, large fitted mirror, heated towel rail, extractor fan, and a double-glazed window to the rear.



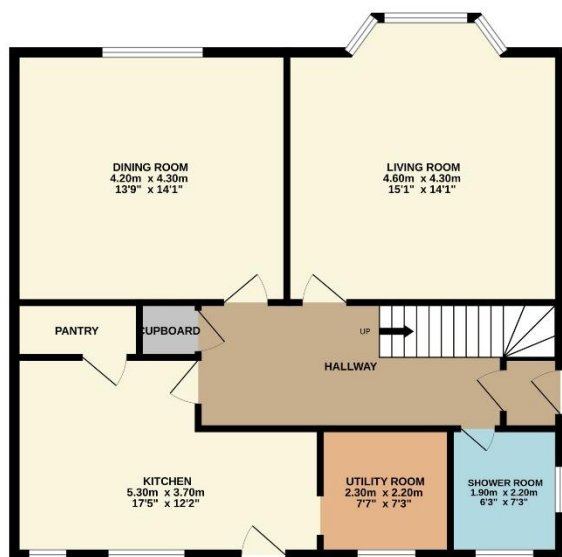


Outside

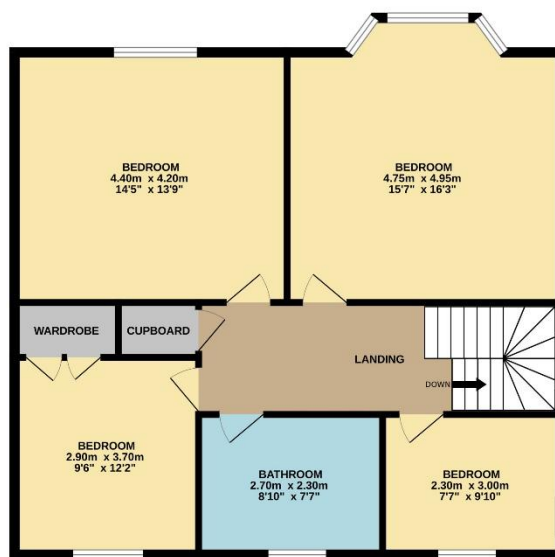
The property is approached via double wrought iron gates, opening onto a spacious driveway with ample parking for multiple vehicles. The front garden is predominantly laid to lawn, complemented by a selection of mature shrubs and a raised rockery. There is a double garage featuring an electric remotely operated up-and-over door, as well as rear access. A wrought iron gate to the side provides access to the fully enclosed rear garden, which is thoughtfully laid out with areas of lawn, patio areas, shrub borders, and a variety of mature trees. In addition, there is access to a rear lane allowing for further vehicular access if required.



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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Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8RX

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 & Company
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
E-mail: mpc@tduncan.com
www.tduncan.com

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