



2 Inverarity Crescent, Hillside | Montrose | DD10 9HS

Offers Over £130,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Offers Over £TBC

Located in the popular Village of Hillside, this well-presented semi-detached home offers modern, spacious, and comfortable accommodation within easy reach of Rosemount Primary School and just a few miles from Montrose Town Centre. Ideally suited to a wide range of buyers, including first-time purchasers and buy-to-let investors, the property combines practical living with a welcoming atmosphere.

The ground floor features a bright and airy lounge that leads into a spacious dining kitchen, fitted with modern units and offering ample space for a family dining table.

Upstairs, there are two generously proportioned double bedrooms and a modern bathroom complete with a contemporary three-piece suite comprising a WC, wash hand basin, and bath.

Additional benefits include electric heating and UPVC double glazing and doors throughout.

Externally, the property enjoys a fully enclosed garden to the front and side, as well as a private, enclosed rear garden with an external store.

- Semi-Detached Villa
- Bright & Spacious Lounge
- Dining Size Kitchen
- 2 Double Bedrooms
- Family Bathroom
- ECH & DG
- Enclosed Gardens & Outhouse
- EPC - E

Entrance Hallway

Exterior door. Staircase to upper floor landing.

Lounge

Bright and airy public room with two UPVC double glazed windows. Under-stair storage cupboard.

Kitchen/Dining

Fitted with a range of modern storage units with co-ordinating work top. UPVC double glazed window enjoying outlook to rear. Plumbing for automatic washing machine and dishwasher. Dining Area has ample space for a table and chairs. UPVC exterior door.





Bedroom 1

Spacious double bedroom with UPVC double-glazed window enjoying an open outlook over the rear garden. Ample space for wardrobe. Storage cupboard.



Bedroom 2

Another well proportioned double bedroom with UPVC double glazed window.

Bathroom

Modern bathroom fitted with three piece white suite incorporating WC and wash hand basin in fitted units and bath with MIRA shower above. Wet wall panelling around bath, shower area and to splashback. UPVC double glazed window to rear

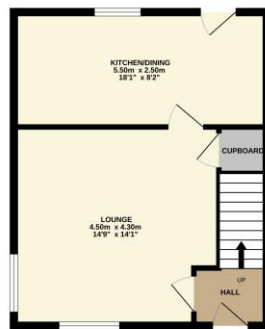
Outside

There is a generous area of garden ground to front and side, laid out mainly in lawn. The fully enclosed rear garden is laid out for ease of maintenance in gravel chips, with patio area and drying poles and has outhouse.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, distances, rooms and any other details are approximate and are not intended to be relied upon by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed and no guarantee is given in respect of the accuracy of the information. Measurements are given to the nearest millimetre.

Fixtures & Fittings: Carpets, light fittings,

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9HS

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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