



22 Glenesk Avenue, Montrose | DD10 9AQ

Offers Over £120,000

T. DUNCAN & CO.
Solicitors • Estate Agents





22 Glenesk Avenue | Montrose | DD10 9AQ

Offers Over £120,000

The well-presented, three-bedroom family home located in the desirable town of Montrose. Montrose is a historic coastal town in Angus, renowned for its picturesque beach. The town offers excellent local amenities, including shops, schools, and leisure facilities, as well as good transport links to Dundee and beyond, making it a highly desirable.

The property offers spacious accommodation across two floors. The property boasts a welcoming entrance hallway providing access to the principal living areas and staircase to the first floor. The bright and generously proportioned living room overlooks the front of the property, while the adjoining dining room provides a comfortable area. The kitchen is fitted with a range of floor and wall-mounted units, an integral oven, hob, and extractor hood, and provides direct access to the rear garden.

On the first floor, the property features a principal bedroom, two further double bedrooms, and a family shower room. Each bedroom enjoys natural light from UPVC double-glazed windows and practical storage solutions.

Externally, the property offers off-street parking to the front, accessed via wrought iron gates. The generously proportioned rear garden is laid with paving slabs, with an additional gravelled area, and includes two timber sheds, providing versatile outdoor space.

- Terraced Family Villa
- Spacious Lounge & Dining Room
- Kitchen/Dining
- Family Bathroom
- 3 Bedrooms
- GCH & DG
- Gardens
- EPC Band C



Entrance Hallway

A welcoming entrance hallway providing access to the principal living areas and the staircase leading to the first floor.

Living Room – Approx. 4.4m x 3.4m

A bright and generously proportioned lounge situated at the front of the property. A large double-glazed UPVC window overlooks the front aspect, flooding the room with natural light.

Dining Room – Approx. 2.7m x 2.7m

Accessed from the living room, this well-proportioned dining space comfortably accommodates a table and chairs. A double-glazed uPVC window enjoys an outlook to the rear.

Kitchen – Approx. 4.0m x 3.0m

A spacious kitchen fitted with a range of floor and wall-mounted units. The kitchen is plumbed for an automatic washing machine and includes an integral oven, hob, and extractor hood (please note the oven door is loose and will not be repaired prior to sale). A stainless steel sink and drainer with mixer tap is provided, and a door offers direct access to the rear garden.



Upper Hallway

A bright upper landing providing access to all first-floor accommodation and benefiting from a useful storage cupboard.

Principal Bedroom- Approx 4.4mx3m

A spacious principal bedroom featuring a uPVC double-glazed window overlooking the front of the property.

Bedroom Two – Approx. 4.4mx2.9m

A generous double bedroom with a uPVC double-glazed window enjoying a rear aspect.

Bedroom Three – Approx. 3.2mx2.1m

A further double bedroom with a double-glazed window to the front and the benefit of a built-in storage cupboard.

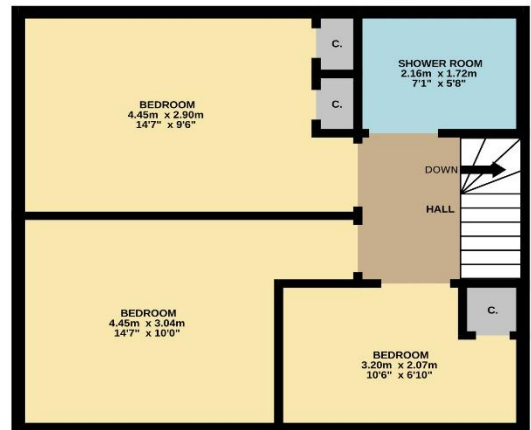
Family Shower Room – Approx. 2.2mx1.7m

A modern shower room fitted with a three-piece suite comprising a WC, wash hand basin, and shower cubicle. A frosted window to the rear provides natural light and privacy.

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.
Made with Metropix ©2025

Outside

The property benefits from off-street parking to the front, accessed via wrought iron gates. The generously proportioned rear garden is primarily laid with paving slabs, with an additional large area of garden ground finished in gravel chips. This space also includes two timber sheds.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: B

Post Code: DD10 9AQ

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 & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.
For a free no obligation valuation of your own property call our Property Department on 01674 672353.