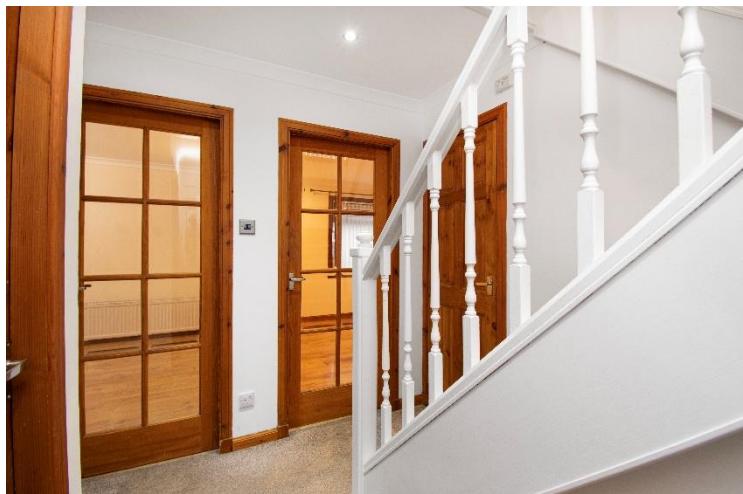




46 Mearns Drive | Montrose | DD10 9DF

Offers Over £185,000

T. DUNCAN & CO.
Solicitors • Estate Agent





46 Mearns Drive | Montrose | DD10 9DF

Offers Over £185,000

Located in Montrose, close to local shops, schools, and the scenic coastline, this well-presented semi-detached home offers generous living space and modern fittings.

The lounge overlooks the rear garden, while the open-plan kitchen/diner features integrated appliances and patio doors. A ground-floor shower room completes the lower level. Upstairs, there are four double bedrooms, two with fitted wardrobes, plus a family bathroom.

Outside, the property benefits from a large driveway with parking, a fully enclosed rear garden with patio and decked areas, a rockery, timber shed, and side storage lean-to.

A practical and stylish family home in a sought after Montrose location.

- Semi-Detached Villa
- Spacious Lounge
- Kitchen/Dining Room
- Downstairs Shower Room
- 4 Double Bedrooms
- Family Bathroom
- Gardens, Lean-to & Driveway
- EPC – Band C



Ground Floor

Lounge: Approx. 4.7mx3.2m

A spacious lounge with double glazed window overlooking the rear garden.

Kitchen/Diner: Approx. 6mx6.3m

The open-plan kitchen/diner features modern base and high-level units, plumbing for an automatic washing machine, an integrated oven with electric hob and extractor, and an integrated dishwasher. A roller blind in the kitchen will remain, and patio doors lead out to the rear garden.

Hallway

There is a large storage cupboard housing the gas boiler and fuse box, with shelving, and an additional understair storage cupboard.

Shower Room: Approx. 3.2mx1.7m

The modern three-piece suite includes a large shower cubicle with raindrop shower. The room is fully tiled with a frosted double glazed window to the front, inset downlighters, a panelled ceiling, and a towel rail. A small adjacent shelved storage cupboard is also present.



**Bedroom 1: Approx. 4.1mx3m**

A good-sized double bedroom with a UPVC double glazed window and roller blind.

Bedroom 2: Approx. 3.8mx2.9m

A double bedroom double glazed window and roller blind. Double fitted wardrobe with shelving and hanging rail.

Bedroom 3: Approx 3.3mx2.8m

A spacious double bedroom with double glazed window with roller blind and a double fitted wardrobe with shelving and hanging rail. Alcove shelving with cupboard underneath.

Bedroom 4: Approx:3.4mx2.5m

A double bedroom with double glazed window to the front and storage cupboard.

Landing

The landing provides hatch access to the loft and a cupboard housing the hot water tank.

Family Bathroom: Approx: 2.3mx2.2m

The modern three-piece suite comprises a wash basin, WC, and P-shaped bath with electric shower and screen. A frosted double glazed window, panelled ceiling, inset downlighter, and extractor fan complete the room.

Exterior

The front garden includes a large driveway leading to a monoblock driveway with ample parking for several vehicles, gravel areas with mature bushes, and gate access to the side. There is an outdoor electrical socket, although ownership and EV compatibility need to be confirmed. The rear garden is fully enclosed and incorporates patio and decked areas, gravel with a rockery border, a timber shed. To side there is a storage/lean-to currently housing wheelie bins.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance only and must not 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 and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 9DF

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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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.

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