



12 Aulton Way | Montrose | DD10 9DB

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Set in a popular residential area of Montrose, a charming historic coastal town renowned for its sandy beaches and scenic walks, this well-presented terraced home is conveniently close to shops, schools, and recreational facilities.

The welcoming entrance hall includes a storage cupboard and understairs WC, leading to a modern kitchen with floor and wall units, electric oven, gas hob, and space for a small dining table. The spacious lounge features a wood-panelled ceiling and a window overlooking the rear garden. Upstairs, there is a modern shower room and three bedrooms, including two generous doubles with fitted cupboards.

Externally, the low-maintenance front garden and a rear garden with lawn, gravel, and timber shed complete this comfortable family home.

Perfect for first-time buyers, growing families, or anyone seeking a practical home in a sought-after location.

- Mid Terraced Villa
- Lounge
- Kitchen/Dining
- 3 Double Bedrooms
- Shower Room & WC/Cloakroom
- Front & Rear Gardens
- GCH & DG
- EPC Band C



#### **Entrance Hallway**

Entered via uPVC exterior door. Staircase to upper accommodation with balustrade. Fitted storage cupboard (housing electricity meters and shelving). Additional understairs WC.

#### **Cloakroom WC**

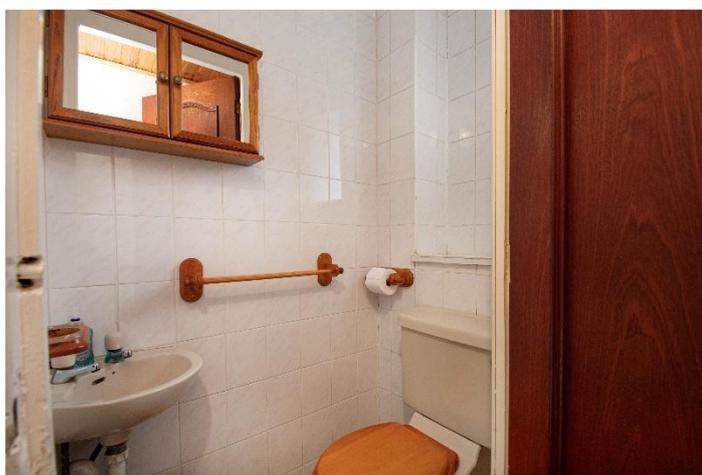
Fitted with a two-piece suite comprising WC and wash hand basin. Fully tiled. Fitted medicine cabinet, towel rail and frosted UPVC window.

#### **Kitchen: Approx. 3.8mx2.7m**

Good-sized kitchen fitted with modern floor and wall units incorporating integral electric oven, gas hob and extractor hood with coordinating worktops and stainless steel sink and drainer. UPVC double glazed window to the front enjoying an open outlook. Space for small table and chairs. Included in the sale (no warranties given): Bosch Series 6 washing machine; Hotpoint tumble dryer; Fridge freezer

#### **Lounge: Approx. 3.8mx5m**

Excellent-sized public room with double glazed window overlooking the rear garden. Wood-paneled ceiling.





**Upper Hallway:**

Hatch providing access to loft storage. Walk-in storage cupboard with shelving, coat hooks and light.

**Shower Room:**

Fitted with three piece modern suite comprising WC, wash hand basin in fitted unit and corner shower. Wet wall paneling. UPVC double glazed frosted window.

**Bedroom 1: Approx. 3.0mx3.9m**

Spacious double bedroom with UPVC double glazed window overlooking the rear garden. Fitted cupboard with hanging rail and shelf.

**Bedroom 2: Approx. 3.9mx3.3m**

Good-sized double bedroom with UPVC double glazed window to the front enjoying an open outlook. Fitted cupboard with shelving and hanging rail. Further walk-in cupboard housing the gas central heating combi boiler, complete with shelving and hanging rail.

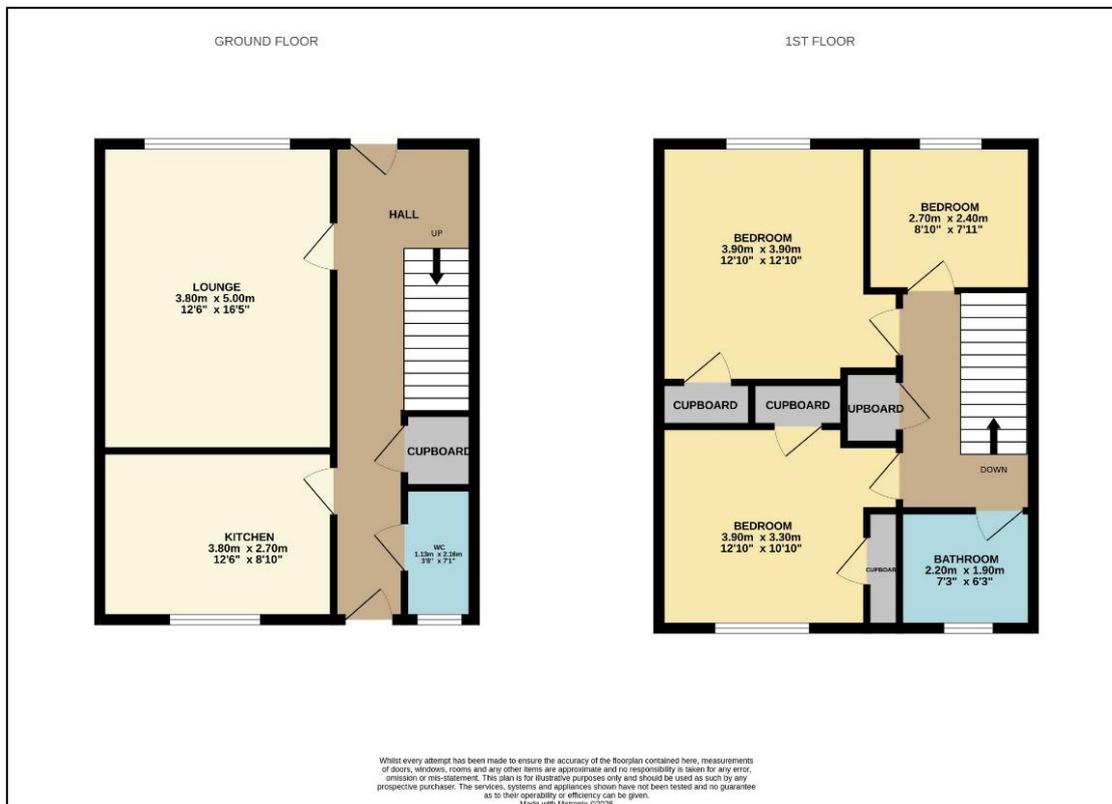
**Bedroom 3: Approx. 2.7mx2.4m**

Small double bedroom with double glazed window to front.

**Outside:**

The front garden is laid out for ease of maintenance in gravel chips and is bounded by decorative wall. The rear garden is laid out in lawn with gravel chips and pathway leading to rear gate. Timber shed





**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

**Local Authority:** Angus

**Council Tax Band:** B

**Post Code:** DD10 9DB

**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.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.