



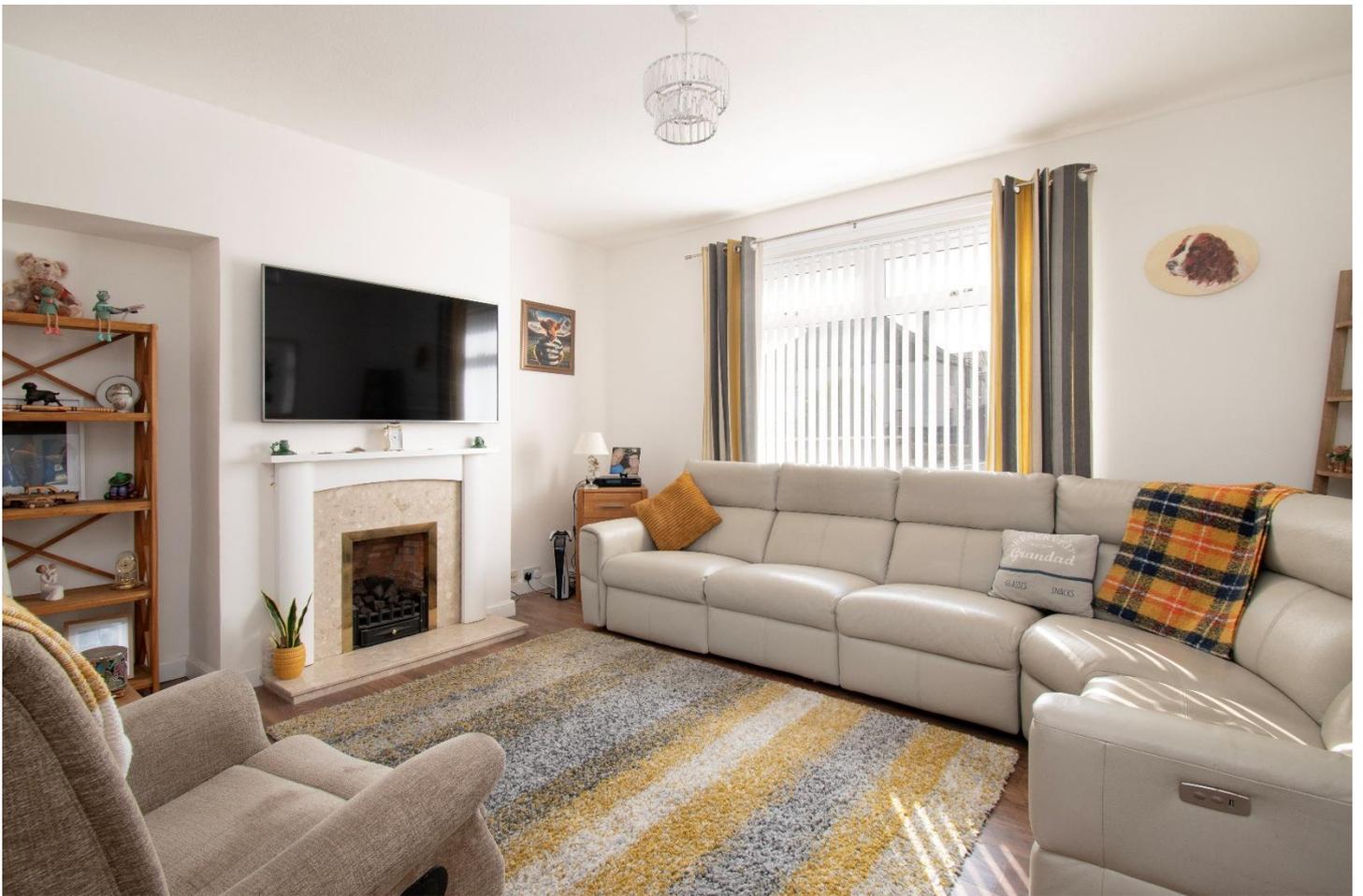
60 India Street | Montrose | DD10 8PW

Offers Over £155,000

T. DUNCAN & CO.

Solicitors • Estate Agents





| 60 India Street, Montrose | DD10 8PW |

Offers Over £155,000

This well presented end-terraced villa is located in the popular coastal town of Montrose, known for its award-winning sandy beach, scenic basin, and excellent range of amenities including shops, supermarkets, cafés, and leisure facilities. The property is conveniently situated close to Montrose High School and within easy reach of the beach and seafront, ideal for coastal walks and outdoor living.

The property offers spacious accommodation over two levels and is presented in good order throughout, benefiting from gas central heating and double glazing. There is a generously proportioned garden to rear providing excellent outdoor space.

The property would be ideally suited to a first-time buyer or young family.

- End Terraced Villa
- Bright & Spacious Lounge
- Modern Kitchen/Dining
- 3 Bedrooms
- Downstairs Shower Room
- GCH & DG
- Garden, Shed & Driveway
- EPC Band D



Hallway

Welcoming entrance hallway providing access to the main living accommodation and staircase to the upper floor. Useful storage cupboard.

Living Room (approx. 4.08m x 3.97m / 13'5" x 13'0")

Bright and spacious front-facing lounge with ample space for freestanding furniture.

Kitchen/Dining (approx. 3.10m x 3.97m / 10'2" x 13'0")

Well-proportioned kitchen with a modern range of wall and base units and space for appliances. Space for table and chairs.

Shower Room(approx. 2.07m x 1.90m / 6'10" x 6'3")

Modern shower room fitted with shower, wash hand basin and WC in fitted units.



Upper Hall

Providing access to all bedrooms and additional storage.

Bedroom 1 (approx. 4.37m x 2.96m / 14'4" x 9'9")
Generous double bedroom with built-in cupboard.

Bedroom 2 (approx. 3.09m x 3.72m / 10'2" x 12'2")
Further double bedroom with storage.

Bedroom 3 (approx. 3.38m x 2.90m / 11'1" x 9'6")
Well-sized third bedroom, ideal as a guest room or home office.

Additional Cupboards

Excellent storage provision on the upper level.

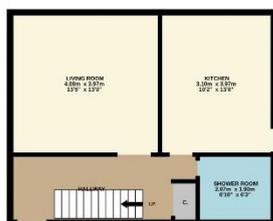
Exterior

There is driveway parking to front. The rear garden is laid out in patio area with whirly and further area of lawn with shed.



GROUND FLOOR

1ST FLOOR



We have every effort to ensure the accuracy of the figures contained herein. Measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used for any other purpose. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings.

Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8PW

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