



47 India Lane | Montrose | DD10 8PN

Offers Over £79,950

T. DUNCAN & CO.

Solicitors • Estate Agents





| 47 India Lane, Montrose | DD10 8PN |

## Offers Over £79,950

This well-proportioned end-terraced home offers bright accommodation with good storage throughout, including a large understair cupboard. The front-facing lounge is a comfortable, light-filled space, while the generous rear kitchen provides ample units and room for dining. A rear hall/utility area leads to a ground floor shower room.

Upstairs, there is a spacious double bedroom, making the property ideal for a downsizer or first-time buyer. Further benefits include electric heating and double glazing.

Externally, there is a lovely enclosed garden to the front along with off-street parking accessed via wrought iron gates.

The property is conveniently located within easy reach of Montrose, offering a good range of shops, amenities and transport links.

- End Terraced Villa
- Lounge
- Kitchen/Dining
- Double Bedroom
- Shower Room
- Utility Room
- Garden with Off Street Parking
- EPC Band F



#### **Hallway**

Large understair storage cupboard.

#### **Lounge** – Approx. 3.7m x 3m.

To the front of the property is a bright spacious lounge with front facing window overlooking the front garden. Feature fireplace with space for electric fire.

#### **Kitchen** – Approx. 4.8m x 3.3m

The kitchen is located to the rear of the property and is fitted with ample base and wall units with co-ordinating worktop. Integral electric oven, hob and extractor hood. Space for fridge freezer. Ample space for dining table. Stairs to upper floor accommodation.

#### **Utility Room/Rear Hall** –

Exterior door. Access to Shower Room.

#### **Shower Room** - Approx. 1.6m x1.4m

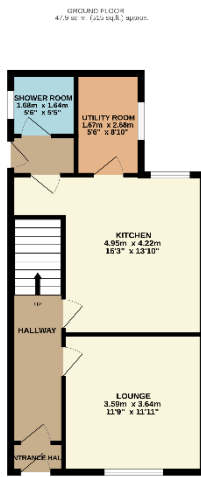
Fitted with two piece suite incorporating WC wash hand basin and shower cubicle.

#### **Bedroom** – Approx. 5.3m x 3.5m

#### **Outside**

Fully enclosed garden to front with off street parking accessed by wrought iron gates





**Services:** Electric Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus council

**Council Tax Band:** A

**Post Code:** DD10 8PN

**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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