



3 Nursery Crescent | Montrose | DD10 9AU

Offers Over £169,950

T. DUNCAN & CO.

Solicitors • Estate Agent





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This attractive family home presents an excellent opportunity for those seeking modern, well-balanced accommodation in a highly desirable residential setting. Thoughtfully arranged over two levels, the property offers bright and spacious living throughout, ideally suited to both everyday family life and entertaining.

The ground floor features a welcoming entrance hall with useful storage and a WC, leading through to a generously proportioned lounge/dining room with a pleasant front-facing outlook. To the rear, the kitchen is fitted with modern base and wall units, providing a practical cooking space.

Upstairs, there are three well-proportioned bedrooms offering flexible accommodation, including a principal bedroom with fitted wardrobes. A modern family shower room and two further versatile bedrooms complete the upper level.

Externally, the property benefits from an enclosed rear garden, providing a safe and private outdoor space. Laid to monoblock with raised borders planted with a variety of shrubs, it also includes a summerhouse and gated side access.

Located within a popular area of Montrose, the property enjoys convenient access to local amenities, reputable schools, leisure facilities, the beach, and excellent transport links, making it an ideal choice for families and commuters alike.

- End Terraced Villa
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- 3 Bedrooms
- Shower Room
- Allocated Parking & Garden
- GCH & DG (EPC Band C)



Entrance Hall

The property is entered via a welcoming ground floor entrance hall, providing access to the principal living accommodation, kitchen and staircase leading to the upper floor.

Lounge/Dining Room: Approx. 13'5 x 21'8

A generously proportioned lounge offering ample space for a range of furnishings and dining table and chairs. Patio doors from the dining area give access to the rear garden. Door to rear hallway.

Kitchen: Approx. 11'2 x 7'10

Fitted kitchen positioned to the rear/side of the property enjoying outlook over rear garden, comprising modern base and wall-mounted units with integrated oven, hob and extractor hood. Plumbing is in place for an automatic washing machine. Door to rear hallway.

Cloakroom/WC

Convenient ground floor cloakroom located to the rear of the property and fitted with a WC and wash hand basin.



First Floor

Central hallway giving access to all bedrooms and the shower room.

Bedroom 1: Approx. 14'9 x 11'6

Spacious double bedroom with double glazed window.

Bedroom 2: Approx. 13'5 x 11'10

Further double bedroom, with double glazed window. Double fitted wardrobe.

Bedroom 3: Approx. 11'6 x 8'6

Additional bedroom with double glazing window suitable for use as a single bedroom, guest room or home office.

Shower Room: Approx. 7'7 x 6'7

First floor shower room fitted with large shower enclosure, WC and wash hand basin in fitted units. Frosted double glazing window.



Outside
 The fully enclosed rear garden is designed for ease of maintenance, laid predominantly with monoblock paving and featuring an attractive central focal point. Well-stocked shrub borders, while a summerhouse provides useful outdoor space. A gated side access completes the garden. There is allocated parking.



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Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: D

Post Code: DD10 9AU

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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