



1 Halls House, Hillside | Montrose | DD10 9HT

Offers Over £99,950

T. DUNCAN & CO.

Solicitors • Estate Agent





1 Halls House, Hillside | Montrose | DD10 9HT

Offers Over £99,950

Situated within the popular village of Hillside on the outskirts of Montrose, this attractive top floor apartment offers spacious and well-presented accommodation with outstanding countryside views towards Montrose Basin.

The property benefits from bright and airy open-plan living accommodation, two generously sized bedrooms, gas central heating, double glazing (mainly triple glazed in bay windows apart from one panel in living room which is double glazed), is heavily insulated with 100mm Kingspan behind all external walls and sloped eaves, and rock wool insulation in the loft, private parking and communal garden grounds. Of particular note is the impressive lounge/kitchen/dining area with bay windows to both the front and rear, creating a bright and welcoming living space ideal for modern living.

Hillside is a highly sought-after residential area offering a peaceful semi-rural setting whilst remaining conveniently close to the excellent amenities available within Montrose. Montrose provides a wide range of local and national retailers, supermarkets, cafes, restaurants, leisure facilities and well-regarded schooling. The area also benefits from excellent transport links including a railway station providing direct services to Aberdeen, Dundee and beyond.

The nearby coastline, countryside walks and nature reserves, including the renowned Montrose Basin, make this an ideal location for those who enjoy outdoor pursuits and scenic surroundings.

- Top Floor Apartment
- Hallway
- Spacious Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH & DG & Triple Glazing
- Communal Garden & Parking
- EPC Band C



Hallway

Features cupboard housing the gas central heating boiler, further storage cupboard housing the electricity meter, inset downlighters, Velux window and hatch providing access to the loft space.

Lounge / Kitchen / Dining Room: Approx. 6.1m x 6.4m

Bright and spacious open-plan living area with double and triple glazed glazed bay windows to the front and rear, allowing for an abundance of natural light. The kitchen area is fitted with a range of base level units incorporating an integral electric oven, gas hob and extractor hood. Stainless steel sink with drainer, space for a fridge and plumbing for an automatic washing machine. Velux window.

Bathroom: Approx. 1.9m x 2.1m

Fitted with a three-piece white suite comprising WC, wash hand basin and bath with shower over. Velux window, heated towel rail, extractor fan and inset downlighters.

Bedroom 1: Approx. 3.9m x 4.3m

Excellent sized double bedroom with double glazed bay window enjoying outstanding views over the surrounding countryside towards Montrose Basin.



Bedroom 2:
Well-proportioned bedroom with double glazed bay window to the front.



External

Communal garden laid out in gravel chips with gated access leading to a private parking space. The property is accessed via an external staircase to the rear.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: A

Post Code: DD10 9HT

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

T. DUNCAN & CO.
Solicitors • Estate Agents



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