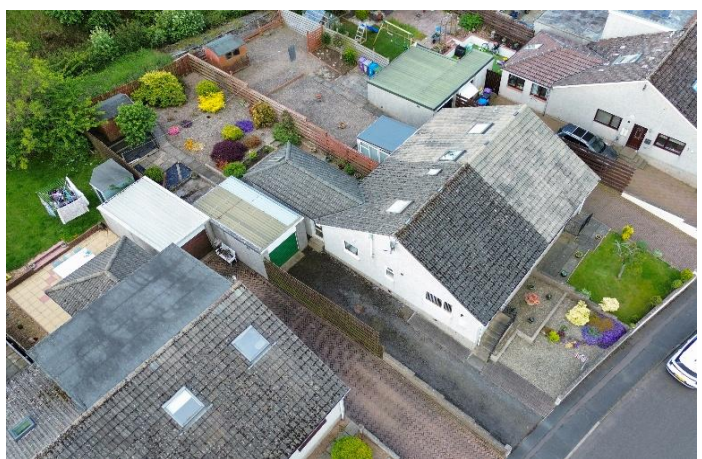




62 Grampian View | Ferryden | DD10 9SX
Offers Over £190,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Offers Over £190,000

This attractive semi-detached chalet bungalow occupies a generous plot within the popular village of Ferryden, a sought-after coastal community on the southern shores of the picturesque Montrose Basin. Combining the charm of village life with the convenience of nearby Montrose, residents enjoy easy access to a wide range of shops, supermarkets, cafés, restaurants, leisure facilities and transport links. The area is also renowned for its stunning coastline, nature reserves, scenic walks and abundance of wildlife.

The property offers spacious and versatile accommodation, complemented by beautifully maintained gardens, extensive driveway parking and a single garage. The ground floor comprises a bright and welcoming lounge, a fitted kitchen, modern shower room, two double bedrooms and a flexible dining/family room with patio doors opening directly onto the rear garden, creating an ideal space for everyday living and entertaining. On the upper floor, a substantial double bedroom enjoys excellent natural light from a Velux window and benefits from fitted storage together with access to useful eaves storage.

Externally, the fully enclosed rear garden has been thoughtfully landscaped to create a private and attractive outdoor space, featuring mature shrubs, gravelled areas and patio areas ideal for relaxing or enjoying time with family and friends.

Offering flexible accommodation in a desirable coastal setting, this is a fantastic opportunity to acquire a well-presented home in one of Angus's popular villages.

- Chalet Bungalow
- Spacious Lounge
- Kitchen & Family/Dining Room
- 3 Double Bedrooms
- 3 Double Bedrooms
- Shower Room
- Gardens, Garage & Driveway
- EPC Band C



Entrance Vestibule:

Features a UPVC double-glazed exterior door and a useful storage cupboard housing the Worcester combi boiler together with the gas and electricity meters.

Lounge: Approx. 5.8mx2.9m

Bright and spacious lounge is an excellent public room with a large double-glazed window overlooking the front garden.

Bedroom 1: Approx 2.9mx3.1m

Double bedroom overlooking the rear garden and benefits from a triple wardrobe included in the sale (no warranties given). There is also a large under-stair cupboard with shelving and hanging rail.

Bedroom 2: Approx 9'6mx8'6m

Double bedroom with a double-glazed window to the side.

Shower Room: Approx. 2.2mx1.6m

Fitted with a three-piece suite comprising WC, wash hand basin and shower cubicle with shower. The room is mostly tiled and benefits from a frosted double-glazed window, extractor fan and heated towel rail.

Kitchen: Approx. 3.2mx2.6m

Fitted with a range of modern base and wall-mounted units incorporating an integral electric oven, hob and extractor hood. There is space for a washing machine and fridge freezer (which may be included in the sale, no warranties given), together with a stainless-steel sink and drainer, tiled splashbacks and a double-glazed window to the side fitted with blinds.

Dining Room/Family Room: Approx. 6mx3.3m

The side entrance opens into a spacious dining/family room, a versatile living space featuring double-glazed patio doors leading to the rear garden and a further double-glazed window enjoying an open outlook. Three fitted storage units coordinate with the kitchen fittings, and an archway leads through to the kitchen.



Upper Floor Accommodation:

A staircase with wooden balustrade and Velux window leads to the upper floor. The upper floor landing benefits from a storage cupboard with shelving and provides access to a spacious

Bedroom 3: Approx 6.8mx3.3m

Featuring a Velux window, a large fitted cupboard with hanging rail and shelving, and two access hatches to the eaves.





External

Externally, the rear garden has been beautifully landscaped with areas of gravel chips, mature shrubs, patio seating areas and drying poles. A timber shed is included, and a pathway provides access to the rear. The garden is fully enclosed, predominantly by timber fencing, creating a private and secure outdoor space. A side patio area is accessed directly from the dining/family room patio doors.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: D

Post Code: DD10 9SX

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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