





4 Borrowfield Road | Montrose | DD10 9BE

Offers Over £210,000

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Solicitors • Estate Agents





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Occupying a generous plot within a popular residential area of Montrose, this spacious four-bedroom detached bungalow presents an excellent opportunity for buyers seeking a property with significant potential. Requiring full upgrading and modernization throughout, the property offers the ideal blank canvas for those wishing to create a bespoke home tailored to their own tastes and requirements.

The accommodation extends to four bedrooms and provides well-proportioned living space with ample scope for reconfiguration and enhancement, subject to the necessary consents. Benefits include gas central heating and partial double glazing.

Set within substantial grounds, the large plot offers excellent outdoor space and further potential for landscaping, extension or redevelopment opportunities, subject to the relevant permissions.

A rare opportunity to acquire a property of this nature in Montrose, appealing to families, developers and investors alike who are looking to unlock the full potential of a sizeable, detached bungalow in a well-established location.

The garden photographs were taken at an earlier date and do not reflect its current condition. Interested parties should inspect the garden during their viewing and satisfy themselves as to its present state.

- Detached Bungalow
- Spacious Lounge
- Kitchen & Sitting Room/Dining Room
- 4 Bedrooms
- Shower Room & En-Suite Bathroom
- Double attached Garage & Gardens
- GCH & Partial DG
- EPC Band - D



Hall

Central hallway connecting the principal living areas, bedrooms and shower room, providing an excellent flow throughout the property.

Lounge – 6.00m x 8.00m (19'8" x 26'3")

A generously proportioned public room with windows to multiple elevations, creating a bright and spacious living area with ample room for both seating and entertaining.

Dining Room – 3.50m x 5.00m (11'6" x 16'5")

A well-sized dining room offering excellent space for family dining and formal entertaining, with convenient access to the kitchen.

Kitchen – 3.50m x 2.75m (11'6" x 9'0")

Fitted kitchen providing a good range of workspace and storage facilities, with room for modern appliances.



Main Bedroom – 6.00m x 3.50m (19'8" x 11'6")

A spacious principal bedroom benefiting from built-in wardrobe storage and access to the en-suite shower room.

En-Suite Bathroom – 2.00m x 2.50m (6'7" x 8'2")

Fitted with a bath with shower over, wash hand basin and WC, serving the main bedroom.

Bedroom 2 – 3.50m x 3.00m (11'6" x 9'10")

A comfortable double bedroom with space for freestanding bedroom furniture.

Bedroom 3 – 3.00m x 3.50m (9'10" x 11'6")

A well-proportioned bedroom suitable for a variety of uses including guest accommodation, a child's bedroom or home office.

Shower Room – 2.00m x 2.50m (6'7" x 8'2")

Comprising a shower enclosure, wash hand basin and WC, conveniently situated to serve the remaining accommodation.



Bedroom 4 – 2.50m x 3.50m (8'2" x 11'6")

A versatile fourth bedroom offering flexibility for family living or home working.

Outside

The property occupies a substantial and secluded plot, set back from Borrowfield Road and surrounded by mature trees, shrubs and established lawns, creating a private setting with excellent potential. A driveway provides access to the property and offers off-street parking. The grounds extend around the bungalow and present an excellent opportunity for landscaping or redevelopment to suit individual requirements. There is a double attached garage in need of repair.



1000 sq. ft. house with 4 bedrooms and 2 bathrooms

The floor plan shows a layout with the following rooms and dimensions:

- DINING ROOM:** 9.00m x 11.5m x 11.5m
- KITCHEN:** 3.55m x 2.70m x 11.5m x 4.97m
- BEDROOM:** 3.55m x 3.55m x 11.5m x 4.97m
- BEDROOM:** 3.55m x 3.55m x 11.5m x 4.97m
- MASTER BEDROOM:** 6.00m x 3.55m x 11.5m x 4.97m
- BEDROOM:** 3.55m x 3.55m x 11.5m x 4.97m
- LOUNGE:** 6.00m x 3.55m x 11.5m x 4.97m
- HALL**
- VESTIBULE**
- BATHROOM**
- BATHROOM**

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerors are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.