



44 India Street | Montrose | DD10 8PW

Offers Over £125,000



T. DUNCAN & CO.

Solicitors • Estate Agents





## 44 India Street, Montrose | DD10 8PW

**Offers Over £125,000**

Situated within a popular residential area of the vibrant coastal town of Montrose, this spacious three-bedroom semi-detached home offers excellent family accommodation over two levels and presents an ideal opportunity for purchasers seeking a property they can modernise and personalise to their own tastes.

The accommodation comprises a welcoming entrance hallway with excellent storage, a bright and generously proportioned lounge with patio doors leading directly to the rear garden, a fitted kitchen with a range of storage units and direct garden access, and a family bathroom. Upstairs, the property benefits from three well-proportioned double bedrooms, all offering excellent storage and pleasant outlooks.

Externally, the property enjoys private garden grounds to the rear, providing an ideal space for outdoor entertaining, family activities or further landscaping. While the property has been well maintained, it would benefit from a degree of cosmetic modernisation, offering buyers the chance to add value and create a home tailored to their own style and requirements.

Montrose is a thriving seaside town offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure pursuits. The town is renowned for its beautiful sandy beach, picturesque harbour and the internationally important Montrose Basin Nature Reserve. Excellent road and rail links provide convenient access to Aberdeen, Dundee and beyond, making this an attractive location for commuters and families alike.

Early viewing is highly recommended to appreciate the space, potential and convenient location this property has to offer.

- End Terraced Villa
- Bright & Spacious Lounge
- Kitchen/Dining
- Downstairs Bathroom
- 3 Double Bedrooms
- Gardens
- GCH & DG
- EPC Band D



### **Entrance Hallway**

Accessed via a uPVC exterior door with glazed panels, the welcoming entrance hallway provides access to the ground floor accommodation and features a staircase leading to the upper floor. Excellent storage is provided by a generous double cupboard with shelving, hanging rail and coat hooks, together with a useful understair cupboard. A further storage cupboard houses the gas and electricity meters and also benefits from shelving. A double glazed window to the front allows plenty of natural light into the space.

### **Lounge: Approx 14'5x13'1 (4.4mx4m)**

A bright and spacious public room with patio doors opening directly onto the rear garden.

### **Kitchen: Approx 13'1x10'10 (3.3mx4m)**

Fitted with a range of base and wall mounted storage units incorporating an integral gas hob and electric oven. There is a stainless steel sink with drainer positioned beneath a double glazed window overlooking the rear garden, plumbing for an automatic washing machine and space for additional appliances. An exterior door provides direct access to the garden.

### **Bathroom: Approx 6'3x6'7 (1.9mx2m)**

Fitted with a three-piece white suite comprising WC, wash hand basin and bath with Redring electric shower over. A frosted double glazed window to the side provides natural light and ventilation.



### **Upper Landing**

The split-level staircase, complete with wooden banister, leads to the upper landing where there is a double glazed window to the front. The landing also benefits from a shelved storage cupboard and a further cupboard housing the Potterton combination boiler.

### **Bedroom One: Approx. 14'9x10'2 (4.5mx3.1m)**

A generously proportioned double bedroom overlooking the rear garden.

### **Bedroom Two: Approx. 10'6x13'1 (3.2mx4m)**

Another spacious double bedroom enjoying views to the rear. The room features a built-in double cupboard complete with shelving and hanging rail, providing excellent storage.

### **Bedroom Three: Approx. 11'6x9'6 (3.5mx2.9m)**

A well-proportioned double bedroom with a double glazed window overlooking the front of the property. Fitted wardrobes with shelving and hanging rail offer ample storage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Exterior

The front garden has been attractively laid out in gravel chips with a central planted border. Decorative wrought iron gates lead to the front entrance, while double wrought iron gates provide access to the generous side driveway providing off street parking for a number of vehicles. The rear garden is generously proportioned and has been thoughtfully laid out with areas of patio, gravel chips and mature shrubs, creating an attractive and low-maintenance outdoor space. The garden also benefits from a rotary clothes dryer and a timber garden shed.



**Services:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:**

**Post Code:** DD10 8PW

**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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