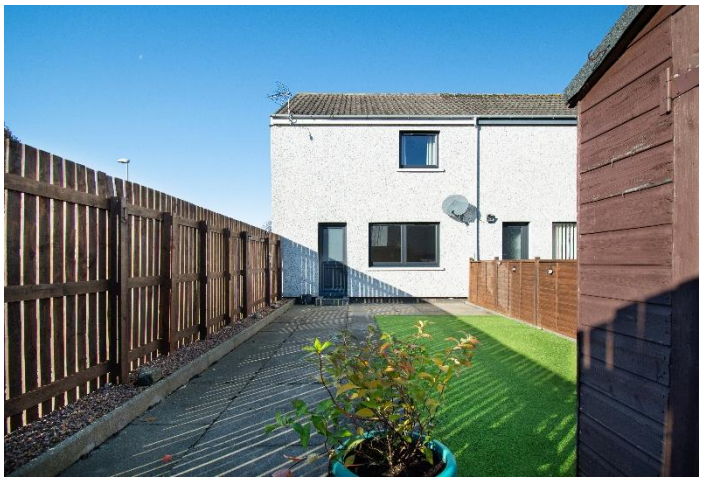


2 Langley Avenue | Montrose | DD10 9BU

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agents







2 Langley Avenue, Montrose | DD10 9BU

Offers Over £125,000

This bright and spacious End Terraced Villa is perfectly situated in a popular area of the picturesque coastal town of Montrose, renowned for its sandy beaches, historic harbour, and vibrant community. Offering a seamless blend of comfort and modern living, it is ideal for families, first-time buyers, professionals, or buy-to-let investors.

The property is in move in condition and benefits from gas central heating and recently installed double glazing and exterior doors with 10-year Guarantee, two good sized double bedrooms both with fitted storage, along with a modern family bathroom and downstair cloakroom. The stylish kitchen/dining area is designed for practicality and can accommodate a small table and chairs, while the spacious lounge is filled with natural light, glazed door, creating a warm and welcoming atmosphere.

Outside, there is an enclosed front and rear garden laid out in gravel chips, artificial grass and paving stones and a handy shed, offering a low-maintenance outdoor space to enjoy.

- End Terraced Villa
- Bright & Spacious Lounge
- Modern Kitchen/Dining
- 2 Double Bedrooms
- Bathroom & Cloakroom
- GCH & Newly installed DG
- Enclosed Front and Rear Gardens
- EPC Band C







Entrance Vestibule
Exterior UPVC door, door into hallway.

Hallway
All accommodation leading off. Large storage cupboard.

Lounge: Approx. 3.20m × 5.00m (10ft 6in × 16ft 5in)
Bright and spacious lounge enjoying a pleasant outlook to the front of the property through a recently installed double-glazed window.

Kitchen/Dining: Approx. 3.2m × 2.7m (10ft 6in × 8ft 10in)
Spacious kitchen/dining fitted with a range of modern base and wall units with co-ordinating work top. Recently fitted double glazed window looking to rear. Fitted electric oven and hob. Plumbed for automatic washing machine. Ample space for small table and chairs.

Cloakroom/WC: Approx. 0.82m × 1.73m (2ft 8in × 5ft 8in)
Cloakroom with WC and wash hand basin.







Bedroom 1: Approx. 4.10m × 3.30m (13ft 5in × 10ft 10in).
Good-sized double bedroom looking to the rear of the property. Excellent built-in storage is provided by three separate cupboards, offering a combination of hanging space, shelving and additional storage solutions.

Bedroom 2: Approx. 2.74m x 2.46m (9ft x 11’4ft)
Another spacious double bedroom with recently installed double glazed window to front. Fitted storage cupboard.

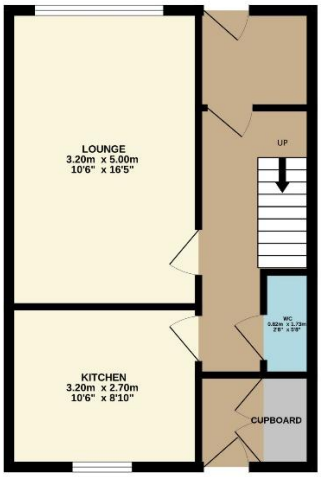
Family Bathroom: Approx. 2.37m × 2.00m (7ft 9in × 6ft 7in)
Fitted with modern three-piece suite comprising WC, wash hand basin with vanity unit, bath with shower over the bath. Mirror fronted medicine cabinet. Recently installed Double glazed frosted window.

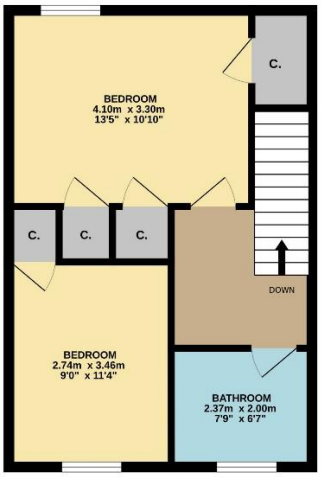




GROUND FLOOR
39.3 sq.m. (424 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (424 sq.ft.) approx.





TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.

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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Outside:
Fully enclosed front garden designed for ease of maintenance, featuring artificial lawn and paved areas. The property also benefits from a garden shed and gated access to the rear.





Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9BU

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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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 offerers 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.