



3 Sinclair Gardens, Hilside, Montrose | DD10 9GB

Offers Over £210,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This well-presented two-bedroom detached bungalow is situated in an off-street location within the popular village of Hillside. Hillside benefits from a local primary school and shop, providing convenient everyday amenities close to home.

The accommodation comprises an entrance vestibule, welcoming hallway with storage cupboards, a generously proportioned lounge overlooking the front garden, a modern fitted kitchen with space for a small dining table and chairs, two double bedrooms, one of which benefits from a fitted wardrobe, and a bathroom fitted with a vanity unit and shower over the bath. The layout is both practical and versatile, with ample storage provided throughout.

Externally, the property features an attractive, low-maintenance front garden laid mainly to lawn with established borders. To the rear, there is an enclosed garden incorporating lawn and paved areas together with a timber summerhouse, greenhouse, and garden shed. A generous driveway to the front provides off-street parking for several vehicles and leads to a single garage, offering excellent practicality for modern living.

Early viewing is highly recommended to fully appreciate the quality of accommodation, attractive setting, and excellent outdoor space on offer.

- Detached Bungalow
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Fitted Bathroom
- GCH & DG
- Gardens, Driveway & Garage
- EPC Band C



Entrance Vestibule: UPVC and glazed exterior door. Cupboard housing electricity meter.

Hallway:

All Rooms Leading Off Hallway. Storage cupboards.

Lounge: Approx. 3.59mx4.85m

Bright and Airy Lounge with Double Glazed window enjoying an open outlook to the front.

Kitchen/Dining: Approx. 4.68mx2.75m

Modern fitted kitchen with integral oven, gas hob and extractor hood. Double glazed window to the rear. Plumbed for automatic washing machine and space for fridge. Washing machine included in the sale with no warranties given. Space for small table and chairs.

Bedroom 1: Approx. 3.59m x 2.75m

Well proportioned double bedroom with a double-glazed window to the rear, enjoying attractive view over the rear garden. Excellent storage is provided by a double mirror-fronted fitted wardrobe complete with shelving and hanging space.



Bedroom 2: Approx. 2.79m x 2.92m

A further bright double bedroom featuring a double-glazed window to the front of the property.

Bathroom: Approx. 2.28m x 1.93m

Well-appointed bathroom fitted with a modern three-piece suite comprising WC, wash hand basin set within a vanity unit, and a shower over the bath. Frosted double-glazed window providing natural light and privacy. Extractor fan. Fully tiled with wetwall around the bath.



External:

The rear garden has been thoughtfully designed for ease of maintenance, featuring paved areas complemented by attractive border. A summerhouse, shed and greenhouse provide excellent additional storage and outdoor leisure space. To the front, a generous driveway offers parking for several vehicles and leads to a single garage fitted with an up-and-over door.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 9GB

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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