5 Gannochy Crescent, | Montrose | DD10 9BY

Offers Over £120,000

T. DUNCAN & CO.

Solicitors ● Estate Agents

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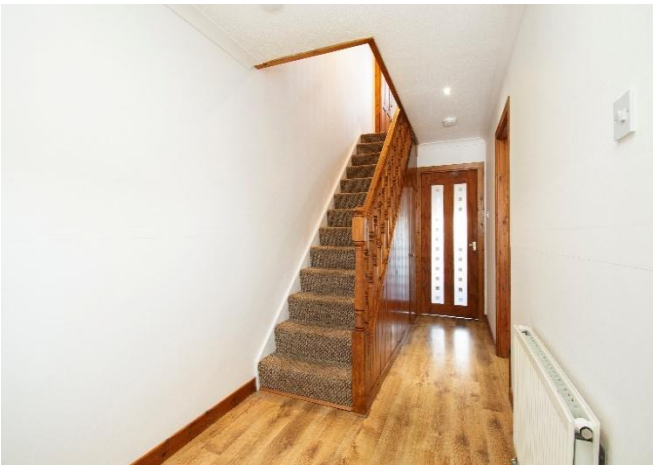
This well-presented two-bedroom mid-terraced villa is located within a popular residential area of Montrose. Montrose offers an excellent range of local amenities, including shops, schools, and transport links, as well as a beautiful sandy beach and the renowned Montrose Basin Nature Reserve.

The accommodation is presented in good decorative order throughout and comprises a spacious lounge, a modern kitchen/dining area, two generous double bedrooms, and bathroom. To the rear, there is a well-maintained enclosed garden designed for easy upkeep, providing an attractive outdoor space to enjoy. A useful garden shed offers additional storage.

The property would make an ideal purchase for first-time buyers, young professionals, or those looking to downsize.

- Mid Terraced Villa
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- GCH & DG
- Garden
- EPC Band C



Entrance Hall
A welcoming entrance hall providing access to the lounge, kitchen and staircase to the upper floor. Finished in neutral décor, this bright space creates an inviting first impression of the home.

Lounge – 3.20m x 5.00m (10'6" x 16'5")
A spacious and well-presented lounge enjoying excellent natural light from a large front-facing window. Decorated in modern neutral tones, this attractive reception room offers ample space for both lounge and occasional dining furniture, making it ideal for everyday living and entertaining.

Kitchen/Dining Room – 5.10m x 2.70m (16'9" x 8'10")
Fitted with a range of contemporary wall and base units with complementary work surfaces, the kitchen provides excellent storage and workspace. There is ample room for family dining, while a rear door offers direct access to the enclosed garden. A useful built-in cupboard provides additional storage.

Upper Landing
The upper landing gives access to both bedrooms and the bathroom. A practical and well-proportioned space with additional storage available nearby.

Bedroom 1 – 5.10m x 3.20m (16'9" x 10'6")
A generous double bedroom located to the front of the property. This bright room offers excellent floor space for a full range of bedroom furniture and benefits from built-in storage cupboards, making it both practical and comfortable.

Bedroom 2 – 3.21m x 3.90m (10'6" x 12'10")
A further spacious double bedroom overlooking the rear of the property. Offering flexible accommodation, the room is ideal as a guest bedroom, nursery or home office and enjoys good natural light.

Bathroom – 2.20m x 1.70m (7'3" x 5'7")
The bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC. Finished in practical, easy-maintenance materials, the room provides a bright and functional space for daily use.

Front Garden
The property benefits from a neat, low-maintenance front garden creating an attractive approach to the home.

Rear Garden
To the rear is a fully enclosed garden designed for ease of maintenance. Providing a pleasant outdoor space and also benefiting from a garden shed offering useful external storage.

Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9BY

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.
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