



16 Dunrossie Terrace, | Montrose | DD10 9LS

Offers Over £199,950

T. DUNCAN & CO.

Solicitors • Estate Agents





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Situated in a popular residential location in Montrose, this three-bedroom semi-detached chalet-style bungalow offers bright and versatile accommodation arranged over two floors, complemented by a conservatory, low-maintenance gardens, a single garage with useful workshop space and off-street parking for several vehicles.

The accommodation comprises two double bedrooms on the upper floor, while the ground-floor dining room offers flexibility to be used as a third bedroom, depending on individual needs. The conservatory provides additional living space and is ideal for relaxing. Externally, the low-maintenance gardens offer outdoor space, while the garage and generous parking add further practicality. Additional benefits include gas central heating and double glazing.

The property is within easy reach of local amenities, which include a range of shops, supermarkets, cafés, restaurants, and leisure facilities, together with local schooling and transport links, making it an appealing choice for a variety of buyers.

- Semi-Detached Chalet Bungalow
- Spacious Lounge
- Kitchen/Dining & Conservatory
- 3 Double Bedrooms
- Shower Room & Separate WC
- GCH & DG
- Garden & 1.5 Garage
- EPC Band D



Accommodation

Hallway

Welcoming entrance hall with staircase to the upper floor and two useful storage cupboards.

Lounge – 3.40m x 4.67m (11'2" x 15'4") approx.

Bright and spacious lounge with UPVC double glazed bay window to the front.

Kitchen – 3.40m x 1.57m (11'2" x 5'2") approx.

Fitted with a range of base and wall mounted units incorporating complementary work surfaces and breakfast bar. Appliances include an electric oven, gas hob and integrated dishwasher. Space for freestanding fridge and freezer.

Dining Room / Bedroom 3 – 3.93m x 2.97m (12'11" x 9'9") approx.

Versatile room currently used as a dining room but equally suitable as a third bedroom. Rear-facing double glazed window and fitted cupboard housing the gas combi boiler, with shelving and hanging rail.



Shower Room – 1.99m x 2.97m (6'6" x 9'9") approx.

Modern ground floor shower room fitted with a large walk-in shower cubicle, WC and wash hand basin set within vanity units, additional fitted storage, inset downlighters and extractor fan.

Conservatory – 3.01m x 4.13m (9'11" x 13'7") approx.

Bright conservatory overlooking the rear garden, with direct access to the garden and an additional door to the kitchen.

Upper Floor

WC – 1.89m x 1.99m (6'2" x 6'6") approx.

Fitted with a two-piece suite comprising WC and wash hand basin with storage beneath. Velux window, heated towel rail and inset downlighters.

Bedroom 1 – 5.02m x 2.91m (16'5" x 9'7") approx.

Spacious double bedroom with fitted wardrobe incorporating shelving and hanging rail, plus access to partially floored eaves storage.



Bedroom 2 – 4.02m x 2.91m (13'2" x 9'7") approx.

Good-sized double bedroom with fitted cupboard offering shelving, hanging rail and access to partially floored eaves storage.

External

The front garden is laid mainly in gravel chips for ease of maintenance. A gravel driveway provides off-street parking and leads to a 1 1/2 garage with electric up-and-over door, power, lighting and workshop space. The rear garden features gravelled areas, pathways, a drying area and timber fencing, creating a low-maintenance outdoor space.



GROUND FLOOR
67.0 sq.m. (721 sq.ft.) approx.

1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 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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Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 9LS

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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