

9 Nursery Crescent | Montrose | DD10 9AU

Offers Over £175,000

T. DUNCAN & CO.

Solicitors ● Estate Agent







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Situated in a central location in Montrose, this generously proportioned home has been modernised throughout and offers an excellent opportunity for first-time buyers or those seeking more space.

The spacious lounge/dining room provides a welcoming setting for everyday living, with ample room for both comfortable seating and a dining area.

The recently replaced kitchen comprising combi oven / microwave, recently renovated WC and bathroom offers a fresh, modern finish, complementing the updated presentation of the home.

The accommodation includes three bedrooms, a recently replaced bathroom and a convenient downstairs WC. Good storage provision and double glazing further enhance the practicality and appeal of this terraced home.

The property also benefits from an enclosed garden laid with artificial grass for ease of maintenance, providing an appealing outdoor space to complement the accommodation.

- Terraced Villa
- Spacious Lounge/Dining Room
- Downstairs WC/ Cloakroom
- Modern Kitchen
- 3 Bedrooms
- Enclosed Garden & External Store
- Residents Parking
- GCH & DG, EPC Band C



Hallway:



A welcoming hallway providing access to the kitchen and lounge, with a useful built-in storage cupboard offering additional storage space. Stairs to upper floor accommodation.

Lounge/Dining Rm: **Approx: 4.10m x 6.90m (13'5" x 22'8")**

A bright and spacious lounge/dining room offering ample space for both relaxing and entertaining. The dining area benefits from patio doors leading out to the rear garden, along with a door providing access to the rear hallway. The lounge area features a double-glazed window to the front, allowing plenty of natural light, and a further door leading to the hallway.

Kitchen: Approx: 2.70m x 3.00m
(8'10" x 9'10")

A stylish and well-appointed modern kitchen, fitted with a range of contemporary base and high-level units providing ample storage and incorporating integrated appliances. Double glazed window looking to rear. Features include a double electric oven, hob and extractor hood. The kitchen is also plumbed for an automatic washing machine, offering a practical and functional space for everyday living.





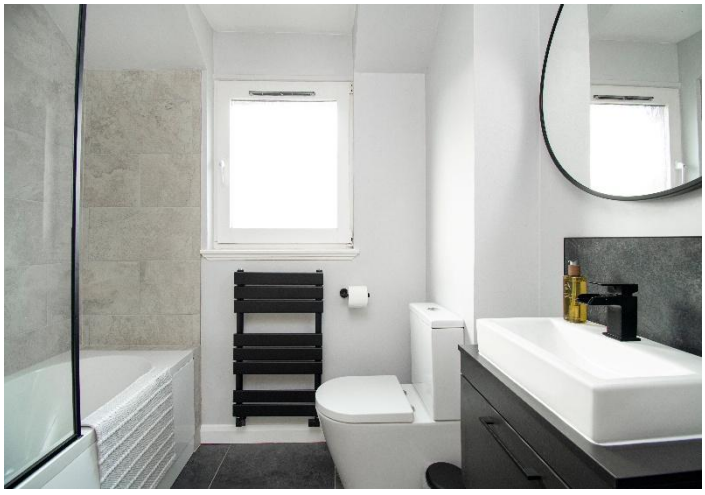


Cloakroom:

A stylish and contemporary ground floor cloakroom, fitted with a modern white WC and wash hand basin with sleek black fittings. Further benefits include a heated towel rail.







Bedroom1: Approx: 2.70m x 4.60m (8'10" x 15'1")

A bright and spacious bedroom,
offering ample room for bedroom
furnishings and featuring double fitted
wardrobes providing excellent storage space. A lovely light and airy room.

Bathroom: Approx: 2.2m x 2m (7’3” x 6’7”)

A modern and well-presented bathroom, fitted with a contemporary white suite comprising a bath with shower over, wash hand basin in fitted unit and WC. Finished with attractive modern fittings and offering a bright and practical space. Double glazed window. Heated Towel rail.

Bedroom 2: Approx: 3.00m x 4.10m (9'10" x 13'5")

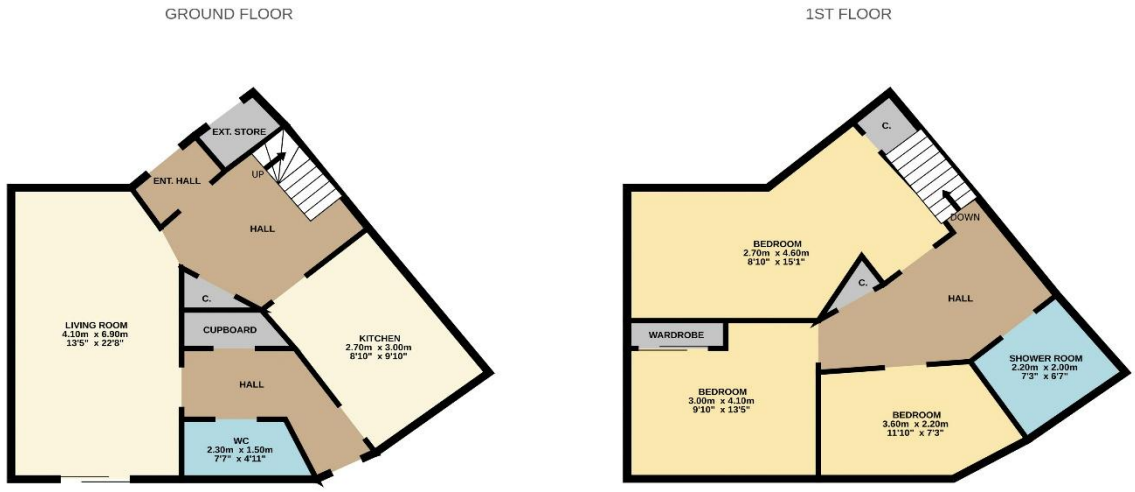
Another bright and spacious double bedroom, featuring two double glazed windows looking to front

Bedroom 3: Approx: 3.60m x 2.20m (11'10" x 7'3")

A good-sized and versatile bedroom, featuring a double-glazed window and double fitted wardrobes providing useful storage. Currently utilised as an office/study, the room would also comfortably accommodate bedroom furnishings, making it an ideal third bedroom or home working space.

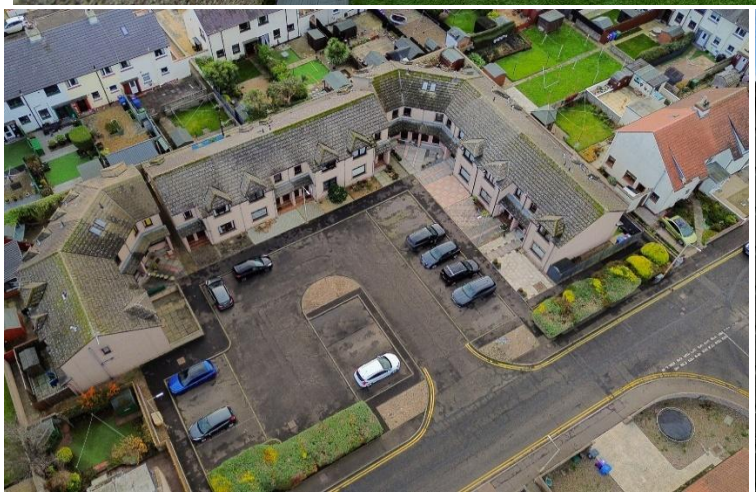






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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External

The property benefits from a fully enclosed rear garden, laid out in low-maintenance artificial grass and bounded by a combination of walling and timber fencing. The garden further benefits from gate access and a useful timber garden shed. To the front of the property, there is residents' parking.

Services: Gas central heating and double glazing

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 9AU

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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