



1B Bents Road, | Montrose | DD10 8QA

Offers in the Region of £240,000

T. DUNCAN & CO.

Solicitors • Estate Agent





1B Bents Road | Montrose | DD10 8QA

Offers in the Region of £240,000

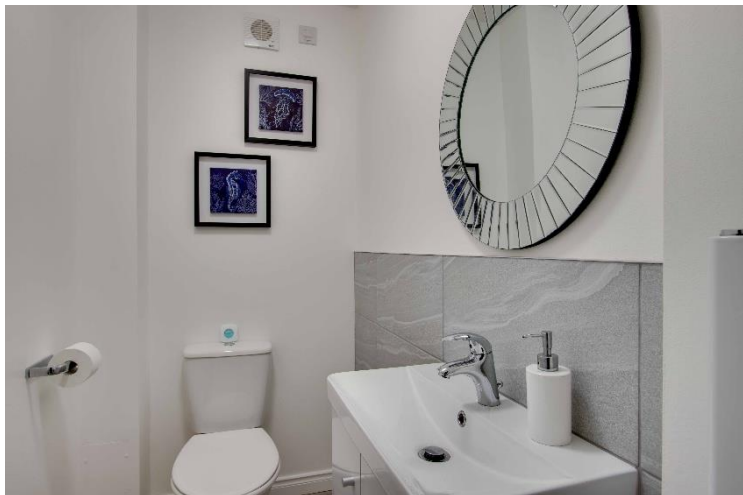
Spacious and beautifully refurbished three-bedroom detached linked villa, centrally located in Montrose. This stunning home offers a perfect blend of modern living and convenience.

The accommodation includes a generous lounge, a contemporary kitchen/dining area with patio doors that open to the rear garden, and three spacious double bedrooms. The master bedroom features an en-suite shower room for added luxury. Additionally, there is a downstairs cloakroom and a stylish family bathroom.

The property benefits from gas central heating and double glazing, ensuring comfort and energy efficiency. Outside, you'll find a single garage with an electric door, providing secure parking and extra storage space. The garage has internal access to the Utility Room.

This villa is a fantastic opportunity to enjoy a high standard of living in a prime location. Don't miss out on making this your new home!

- Linked Detached Villa
- Spacious Lounge
- Kitchen/Dining Room
- Utility Room & Cloaks/WC
- 3 Double Bedrooms
- Bathroom & En-Suite
- DG & GCH – EPC Band C
- Garage, Driveway & Gardens



Vestibule: UPVC exterior door.

Hallway: Staircase to upper floor accommodation with wooden balustrade and glass panelling. Smoke alarm.

Cloaks/WC: Approx. 1.1mx2m. Fitted with modern two piece suite comprising WC and wash hand basin in fitted units. Extractor fan. Heated towel rail.

Lounge: Approx. 4.5mx3.4m. Excellent sized public room with double glazed with Intu blinds looking to front.

**Kitchen/
Dining:** Approx. 6m x 4.30m. Fitted with a range of modern floor and wall units with Hotpoint integral double oven, Hotpoint Induction hob and overhead extractor fan. Wine rack. Stainless steel sink and drainer. Integral Hotpoint dishwasher and twin bin. Two tall larder units, one with pull out shelving. Space for fridge freezer. Double glazed window looking to rear. Door to Utility Room. Dining Area has double glazed patio doors leading to rear garden. Ample space for large table and chairs. Vertical blinds. Large storage cupboard housing electricity meter. Light.

Utility Room: Approx. 3.7mx1.6m. Plumbing for automatic washing machine. Space for tumble dryer. Base and high level storage units in white gloss. Storage cupboard. Worcester combi gas boiler. Exterior door. Door to garage.

Upper Hallway: Large storage cupboard.

Bedroom 1: Approx. 3.3mx4.5m(to widest point). Excellent sized double bedroom with double fitted wardrobe with shelving and hanging rail. UPVC double glazed window with Intu and blackout Roman blind looking to front. Door to En-Suite Shower Room





- En-suite:** Approx. 1.2mx3.2m. Fitted with three piece suite comprising WC and wash hand basin in fitted units. Velux window. Extractor fan. Shower cubicle with Mira shower, Heated towel rail. Wet wall panelling.
- Bedroom 2.** Approx. 3.9mx4.3m(measured to widest point). Double glazed window to rear. Double fitted wardrobes with sliding doors, shelf and hanging rail.
- Bedroom 3:** Approx. 3mx3.6m. Spacious double bedroom with double glazed window to rear. Fitted wardrobe with sliding door, shelving and hanging rail.
- Bathroom:** Approx. 2.6mx3.8m Excellent sized bathroom with double glazed window. Fitted with three piece white suite comprising WC and wash hand basin in fitted units and Spa bath with Mira shower over. Wet wall panelling, Extractor fan. Heated towel rail



- Outside:** The rear garden is laid out for ease of maintenance in paving slabs with patio area and bounded by timber fencing. Gate access to side. Communal access to side for bins. Retractable washing line.
- Garage:** With electric door, power and light. Overhead storage and fitted wall units.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2020

Services: Double Glazing and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10

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

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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