



7 Westmount Cottages | Montrose | DD10 9JW

T. DUNCAN & CO.

Solicitors • Estate Agent

Offers Over £165,000





- Terraced Cottage
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms

- Shower Room
- DG & GCH
- Gardens, Driveway & Garage
- EPC - D

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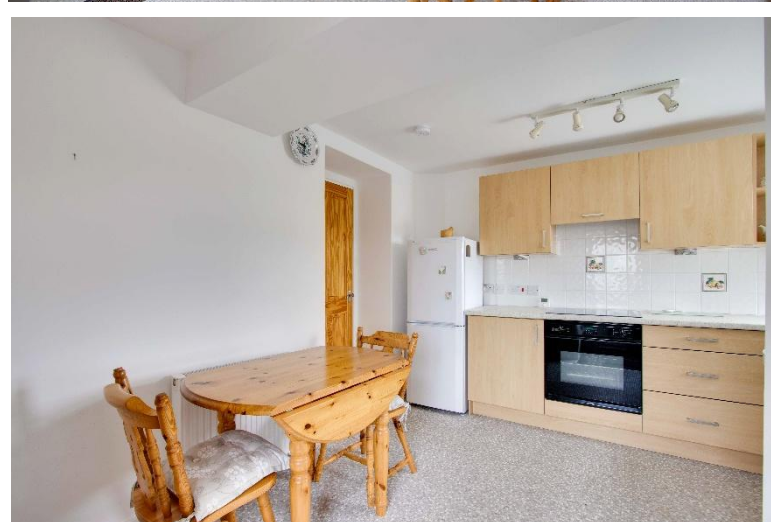
Offers Over £165,000

This charming semi-detached Cottage is located in a scenic location on the outskirts of the Village of Hillside. Hillside is a small private village, situated just a few miles to the north of Montrose. Montrose offers a full range of amenities and services including Train Station, a range of supermarkets, primary and secondary schooling, Cinema and a good selection of independent shops located on the High Street. The A90 dual carriageway is a short drive away and connects to major routes North and South.

The property enjoys outstanding views from the front over the surrounding countryside and beyond and is in ready to live in condition throughout. The subjects benefit from gas central heating with combi boiler, double glazing, dining size kitchen, lounge with views, shower room with large shower cubicle and two excellent sized double bedrooms.

There is driveway parking to rear leading to the timber garage and private area of garden ground, which is fully enclosed and laid out in shrub borders and lawn.

Only with viewing will the purchaser appreciate the scenic location and spacious nature of home being offered for sale.





Hallway: UPVC exterior door. Cupboard housing fuse box and electricity meter.

Lounge: 4.3mx3.9. Spacious public room with UPVC double glazed window looking to front enjoying outstanding views over the surrounding countryside.

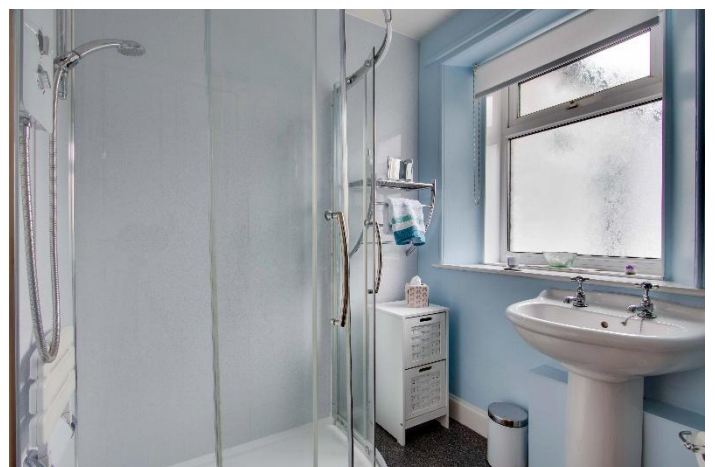
Kitchen/Dining: Approx. 4.1x3.9m(measured to widest point) UPVC double glazed window looking to rear. Fitted with a range of base and high level storage units. Integral electric oven and Smeg hob. Tiling to splashback. Stainless steel sink and drainer. Space for table and chairs. Shelved storage cupboard. Exterior door. Worcester gas combi boiler.

Pantry/Utility: Approx 1.4mx1.2m. Currently plumbed for automatic washing machine. Base and high level storage units.

Bedroom 1: Approx. 4.2mx4.5. Spacious double bedroom with UPVC double glazed window looking to front enjoying views over the surrounding countryside. Shelved storage cupboard.

Bedroom 2: Approx. 3.1mx3.2m. Another spacious double bedroom with UPVC double glazed window looking to rear. Large fitted cupboard with shelving.

Shower Room: Approx. 2.2mx1.9m. Modern shower room fitted with three piece suite comprising WC, wash hand basin and large shower cubicle with electric shower. Large storage cupboard with shelving.





Outside: Communal driveway to rear leads to private driveway parking and timber garage. There is a generous sized area of garden ground which is fully enclosed and laid out in shrub borders and lawn.



GROUND FLOOR



While 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 is given as to their operability or efficiency can be given.
Date: 15th October 2025

Services: GC Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9JW

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 is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.