



4 St Marys Road | Montrose | DD10 8EU

Offers Around £250,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated in a central location of Montrose this five-bedroom property with all its period features of wooden beams, cornicing, architraves and window shutters is a hidden gem within the town. With all the local amenities including restaurants, sports centre, cinema, local shops and train station within walking distance. The property is set over three floors with a floor area of 203 m² in total. Comprising of entrance hall, family room, open plan kitchen/diner and utility on the ground floor. Livingroom, two bedrooms and bathroom complete the first floor with three bedrooms all with en-suites shower rooms on the second floor. Private garden to the front of the property with the option to purchase a separate outbuilding.

With three bedrooms all with en-suites it does open the opportunities to continue as a B&B or a residential family home. The property benefits from gas central heating and double glazing

In addition, there is a large outhouse which may be available by separate negotiation measuring Approx. 10mx4m with gas and electric connected. This outhouse may be suitable for a number of uses to suit the individual purchaser's requirements.

- Mid Terrace House
- Kitchen: 13'9 x 23'6 (4.24m x 7.21m)
- Family Room: 10'8 x 13'2 (3.30m x 4.02m)
- Utility: 9'9 x 7'4 (3.02m x 2.26m)
- Family Bathroom: 9'3 x 11'2 (2.84m x 3.42m)
- Bedroom 4: 13'0 x 12'2 (3.98m x 3.72m)
- Lounge: 17'4 x 12'9 (5.32m x 3.92m)
- Bedroom 5: 11'1 x 14'0 (3.39m x 4.28m)
- Bedroom 1: 13'3 x 13'7 (4.06m x 4.18m)
- En-Suite: 4'8 x 10'0 (1.48m x 3.06m)
- Bedroom 2: 10'4 x 10'4 (3.17m x 3.16m)
- En-Suite: 5'6 x 8'5 (1.70m x 2.59m)
- Bedroom 3: 6'8 x 12'9 (2.08m x 3.94m)
- En-Suite: 7'7 x 7'5 (2.36m x 2.29m)



Ground Floor

Entrance Hallway: Laid to a tiled floor, under stairs storage and radiator. Spiral ornate staircase to the upper floors.

Kitchen: Tiled floor, wood panelling to dado height, wooden beams, fitted to base units with coordinating worktops incorporating a 1½ stainless steel sink, tiled splashback, three windows, space for dishwasher, electric Range included in the sale, space for fridge freezer, purpose built fitted dining table with mosaic design and two radiators.

Family Room: Tiled floor, two cupboards, front facing window, ornate fireplace with wooden surround, wooden beams, fitted shelving and tv point.

Utility Room: Radiator, window, shelved area, cupboard space above, plumbed for automatic washing machine and tumble driers.

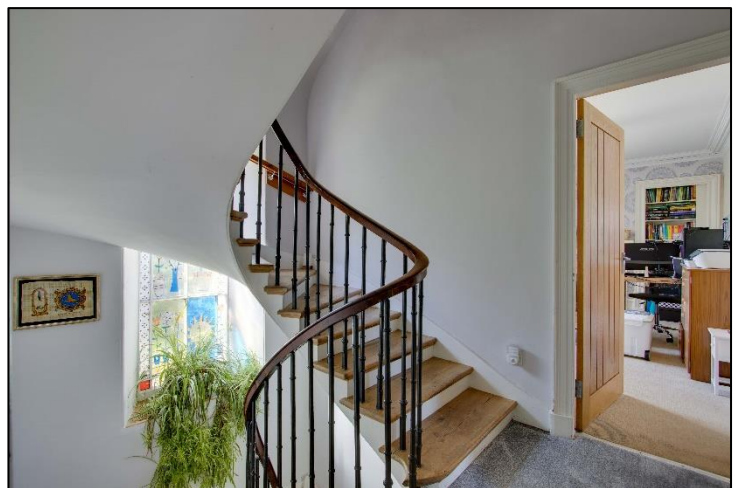
First Floor

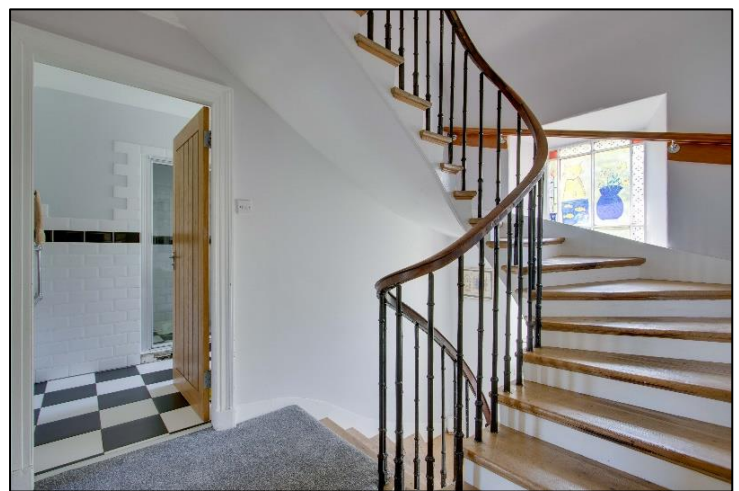
Family Bathroom: Tiled floor, tiled to dado height, radiator, window, bath with combination shower, walk in shower, heated towel rail and ornate corning.

Bedroom 4: Two windows, period features including window shutters and corning, shelved alcove and radiator.

Lounge: Front facing with two windows, period features including corning and shutters, two radiators, ornate fireplace with wood surround, two shelved alcoves.

Bedroom 5: Radiator, window, period features, feature fireplace with wooden surround flanked by two shelved alcoves.





Second Floor

Bedroom 1: Double bedroom, radiator, two windows and tv point. **En Suite:** Comprising of walk-in shower, wash hand basin and toilet with a tiled floor, white heated towel radiator, under storage cupboards, wet wall to shower area and dado height.

Bedroom 2: Double bedroom, front facing window and side windows and radiator. **En Suite:** Comprising of walk-in shower, wash hand basin and toilet with a tiled floor, wet wall to shower area and to dado height and heated towel rail.

Bedroom 3: Double bedroom with window, radiator, storage in the eaves. **En Suite:** Comprising walk-in shower, wash hand basin and toilet with a tiled floor, wet walled to three walls, cupboard space, coordinating worktop, tv point and loft access.





Outside: The private front garden is laid to slabs, borders with mature shrubs, outside tap and patio area. The external outhouse maybe for sale by separate negotiation.

GROUND FLOOR



1ST FLOOR



2ND 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.
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Services: Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 8EU

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 of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.