

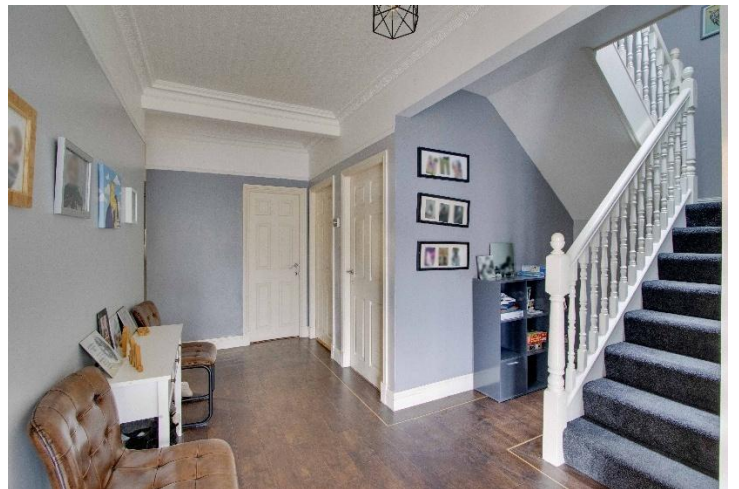




T. DUNCAN & CO.
Solicitors • Estate Agents

1 Broomfield Road, Montrose | DD10 8SZ

Offers Over £345,000





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Situated in the sought-after coastal town of Montrose, with its picturesque coastline and welcoming community, this detached five bedroomed home offers generously proportioned accommodation across two levels, set within a substantial plot. The property is conveniently positioned within easy reach of the town centre, schools, train station, and supermarkets.

The ground floor features a welcoming entrance porch and hallway leading to a bright lounge with a bay window, Karndean flooring, and a slate fireplace with wood-burning stove. The spacious kitchen/dining area is fitted with a range of modern base and wall units and includes a Flavel Range-style cooker, complemented by a utility room leading to a WC/cloakroom. Two ground-floor bedrooms, one of which benefits from an en-suite, offer versatile living options. The upper floor offers three further double bedrooms, including a master with en-suite shower room, a family bathroom, and generous storage throughout.

The subjects benefit from recently installed Double Glazing with bay windows and gas central heating combi boiler.

Externally, the property benefits from a gated frontage with monoblock driveway with parking for a number of vehicles and single garage. The rear garden is fully enclosed and includes a hot tub (available by separate negotiation) housed in a timber frame, a patio area, and a large play space, providing an ideal setting for relaxation and outdoor enjoyment.

- Entrance Hallway
- Spacious Lounge
- Kitchen/Dining/Utility & WC
- Downstairs Bathroom
- 5 Double Bedrooms
- 2 En-Suite, Family Bathroom
- Garage & Gardens & Driveway
- GCH & DG – EPC C



Entrance Porch

UPVC double-glazed windows. Composite external door. Made-to-measure blinds. Tiled flooring.

Entrance Hallway

Karndean flooring. Smoke alarm. Split-level staircase with balustrade to upper floor accommodation. Large cupboard housing the fusebox.

Lounge

Spacious reception room with a double-glazed bay window to the front. Karndean flooring. Slate fireplace with wood-burning stove. Fitted wooden Venetian blinds and light fittings.

Bedroom 1

Generous double bedroom with UPVC double-glazed window to the front. Fitted cupboard with shelving and hanging rail.

Bedroom 2

Another spacious double bedroom with UPVC double-glazed bay window and fitted blinds. Access to en-suite.

En-Suite Shower Room

Spacious shower room with a three-piece fitted suite comprising WC, wash hand basin, and shower cubicle. Inset downlighters and extractor fan.



Family Bathroom

Fitted with a three-piece white suite comprising WC, wash hand basin, and bath. Two UPVC frosted glass windows. Heated towel rail and medicine cabinet.

Kitchen/Dining Room

Spacious kitchen/dining with modern fitted base and wall units with Flavel Range-style seven-burner cooker and extractor hood. Tiled splashbacks. Space for dishwasher (included in sale, no warranties given). Stainless steel sink and drainer with extendable mixer tap. UPVC double-glazed window overlooking the rear. Coffee nook with space for coffee machine and currently housing the microwave. Space for a large fridge freezer. Light fitting. Dining area provides ample space for a large table and chairs.

Utility Room

Fitted base and wall units. Space for washing machine and tumble dryer. Tiled flooring and splashback. Access to WC/Cloakroom.

WC/Cloakroom

Two-piece white suite comprising WC and wash hand basin. Frosted UPVC glazed window.

Upper Floor Accommodation**Upper Floor Landing**

Inset downlighters. Smoke alarm.

Bedroom 3

Spacious double bedroom with Velux window and fitted blind. Double fitted wardrobe and storage into eaves. Access to en-suite shower room.

En-Suite Shower Room

Four-piece white suite comprising WC, wash hand basin, bath, and shower cubicle with raindrop shower. UPVC frosted glass window.

Family Bathroom

Three-piece white suite comprising WC, wash hand basin, and bath with shower over. Heated towel rail, inset downlighters, and extractor fan.

Bedroom 4

Spacious double bedroom with UPVC double-glazed window and double fitted wardrobe.





Bedroom 5

Good-sized double bedroom with Velux window and fitted double wardrobe.

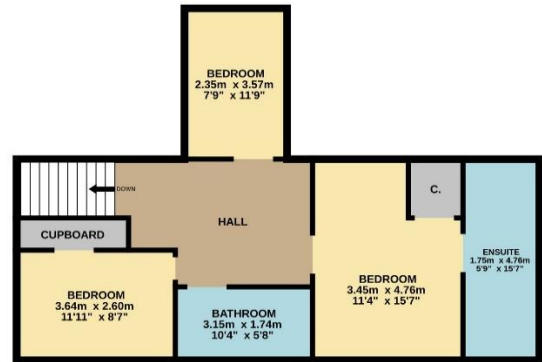
Family Bathroom

Three-piece white suite comprising WC, wash hand basin, and bath with shower over. Heated towel rail, inset downlighters, and extractor fan.

GROUND FLOOR
129.0 sq.m. (1389 sq.ft.) approx.



1ST FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA : 199.0 sq.m. (2142 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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Outside

The property is accessed via wrought iron gate leading to a monoblock pathway. A further double wrought iron gate opens to a large parking courtyard with space for several vehicles and leading to the single garage with up-and-over door. Front garden laid to lawn, bounded by a low brick dyke. Rear garden fully enclosed, featuring a hot tub (available by separate negotiation) housed in a timber frame with Perspex roof, patio area, and a large area laid with wood chips currently used as a play area, with ample room for play equipment.





Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

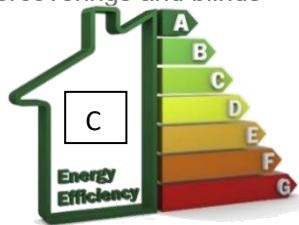
Local Authority: Angus

Council Tax Band:

Post Code: DD10 8SZ

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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