



50 Mallard Drive | Montrose | DD10 9ND

Offers Over £235,000

T. DUNCAN & CO.

Solicitors • Estate Agent





50 Mallard Drive | Montrose | DD10 9ND

Offers Over £235,000

This attractive family home offers well-balanced accommodation over two levels. On the ground floor, the entrance hall provides access to a WC and a useful storage cupboard, with staircase leading to the upper floor. The spacious lounge enjoys a bright outlook to the front and provides access to the kitchen/dining area. The kitchen is fitted with a range of modern base and wall units, incorporating an integral oven, hob and extractor, with plumbing for an automatic washing machine. The dining area offers ample space for a table and benefits from patio doors opening directly to the rear garden, making it ideal for family living and entertaining.

On the upper floor, the hallway gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys a front-facing aspect and includes a fitted double wardrobe, along with an en-suite shower room. Two further bedrooms are located to the rear of the property, both generous in size and well suited to family use or home working, with the bathroom fitted with a modern three-piece suite and shower over bath. Externally, the property benefits from driveway parking to the front leading to the attached garage, while the enclosed rear garden is laid out mainly in lawn with a patio area and timber shed.

Situated within a popular residential area of Montrose, the property is well placed for local schools, shops, leisure facilities, the beach, and excellent transport links within the town and to surrounding areas.

- Entrance Hallway
- Cloakroom
- Spacious Lounge
- Kitchen/Dining
- 3 Bedrooms (En-Suite)
- Family Bathroom
- Driveway, Garage & Gardens
- EPC Band C



Entrance Hall

With staircase to upper level and storage cupboard. Access to WC.

Cloaks/WC – Approx. 1.06m × 1.80m (3'6" × 6'0")

Fitted with two piece suite comprising WC and wash hand basin.

Lounge - 3.74m × 5.66m (12'3" × 18'7")

Spacious lounge with double glazed window looking to front. Access to kitchen/dining.

Kitchen/Dining - 5.20m × 2.90m (17'1" × 9'6")

Fitted with a range of modern base and wall units with integral oven, hob and extractor. Plumbing for automatic washing machine. Double Glazed window looking to rear. The Dining Area has ample space for a dining table and has patio doors leading to the rear garden.



Upper Floor Hallway

Access to Bedrooms and Bathroom

Bedroom 1 - Approx 2.74m x 4.40m (9'0" x 14'5")

Spacious double bedroom with double glazed window looking to front. Double fitted wardrobe.

En-suite – Approx 2.46m × 3.01m (8'1" × 9'10")

Fitted with three piece suite comprising WC, wash hand basin and shower cubicle

Bedroom 2 – Approx 2.74m × 4.15m (9'0" × 13'7")

Another double bedroom with double glazed window looking to rear. Double fitted wardrobe.

Bedroom 3 - Approx 2.46m × 2.90m (8'1" × 9'6")

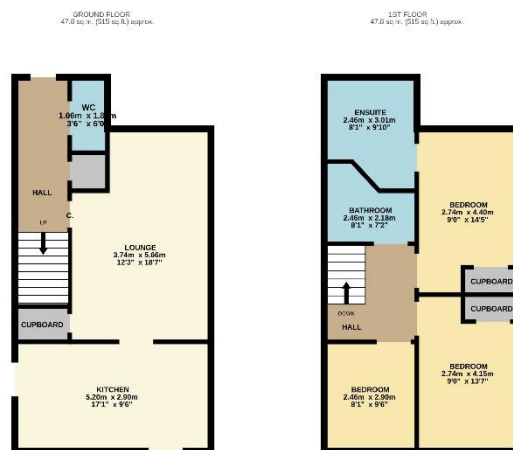
Another good sized bedroom with double glazed window to rear.

Bathroom – Approx. 2.46m × 2.18m (8'1" × 7'2")

Fitted with three piece suite comprising WC, wash hand basin and bath. Shower over bath.

Outside

There is driveway parking to front with ample space for several vehicles and leading to the attached garage. The rear garden is laid out in lawn with patio area and timber shed.



TOTAL FLOOR AREA: 95.4 sq.m. (1037 sq.ft. approx.)
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.

Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: E

Post Code: DD10 9ND

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 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.