



23 Grampian View | Montrose | DD10 9SU

Offers Over £120,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This bright and spacious semi-detached bungalow, ideally situated in the peaceful coastal village of Ferryden and just a short distance from Montrose, offers a thoughtfully laid-out interior with convenient access to local amenities. Nearby Montrose offers a wide range of facilities including supermarkets, restaurants, schools, sports facilities, and excellent transport links.

The home features a welcoming entrance hallway providing access to all rooms via oak doors. The lounge/dining area is bright and spacious, with large picture window that fills the space with natural light and overlook the front garden. The well-equipped kitchen includes integrated appliances, while the modern bathroom and a generous main bedroom with fitted wardrobes and garden access complete the accommodation. In addition there is a fully floored attic with pull down ladder, shelving and electric.

Externally, there is a single garage with power and lighting, a fully enclosed rear garden with lawn, patio, and shed, as well as a front driveway with wrought iron gates and ample parking.

Combining comfort, functionality, and outdoor space, this home would suit a number of purchasers including first time and retirement buyers.

- Semi-Detached Bungalow
- Lounge/Dining Room
- Modern Kitchen
- Double Bedroom
- Bathroom
- GCH & DG
- Garden, Shed & Garage
- EPC Band D



Entrance Hallway

Accessed via a UPVC external door, the entrance hallway provides access to all accommodation through oak internal doors. There is also a hatch providing access to the loft space.

Lounge/Dining Room: Approx. 5mx5.3m

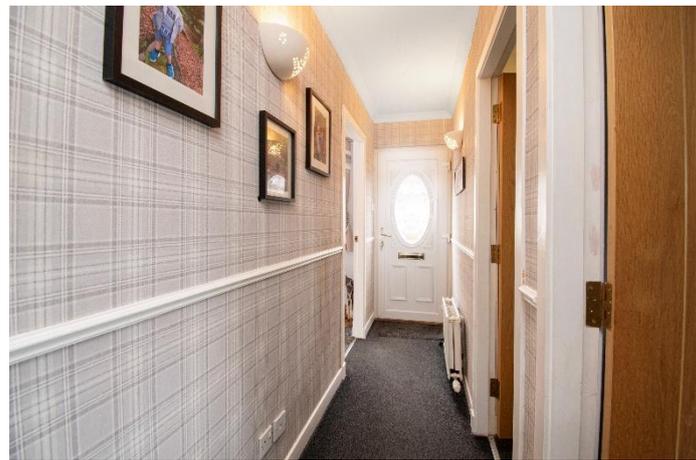
A bright and spacious living area with double glazed patio doors giving direct access to the front garden, allowing for excellent natural light. The dining area has ample space for a table and chairs.

Kitchen/Dining: 3.5mx2.2m

The kitchen is fitted with an integral oven, gas hob and extractor hood, along with an integrated dishwasher, washing machine and fridge freezer. A double glazed window overlooks the rear garden.

Bathroom: 2.4mx2m

The bathroom is fitted with a modern three-piece suite comprising bath with gas shower over, WC and wash hand basin housed within a fitted storage unit. There is an extractor fan and inset downlights.



Main Bedroom: Approx. 6.7mx1.7m

The master bedroom is a well-proportioned double room benefiting from double fitted wardrobes and double glazed patio doors leading to the rear garden. There is also a hatch providing access to the loft.

Garage

The garage has power and light installed, along with an external security light.

External

The front garden is laid out in gravel chips with steps leading to the front door and mature planting to the borders. Wrought iron gates provide access to the driveway. The driveway is laid in gravel chips and paving slabs and provides ample parking for a number of vehicles.

The rear garden is fully enclosed and laid mainly to lawn with a patio area and clothes drying space. There is a shed with



C0138.E.F. 002
35.3m x 20.4m @ 81 degree



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T. DUNCAN & CO. SOLICITORS & ESTATE AGENTS
01843 822222
www.tduncan.com

Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9SU

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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