



8 Langley Avenue | Montrose | DD10 9BU

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This well-presented two-bedroom end-terraced home is situated in a popular residential area of Montrose and offers spacious accommodation over two levels. The property benefits from a modern kitchen/dining area, a recently redecorated interior, and new floor coverings throughout, creating a fresh and inviting living environment.

There are two generously sized double bedrooms and a modern shower room, while additional features include gas central heating with Worcester boiler which has been regularly serviced and maintained under contract, double glazing, excellent storage, and a partially floored loft providing useful additional space.

Externally, the property enjoys an enclosed, low-maintenance rear garden complete with a timber shed and rotary clothes dryer.

Montrose offers an excellent range of local amenities, including shops, supermarkets, schools, leisure facilities, healthcare services, the beach and golf links, together with convenient bus and rail connections. The nearby A90 dual carriageway also provides easy commuting access both north to Aberdeen and south to Dundee.

This is an ideal home for first-time buyers, downsizers, or investors seeking a property that is ready to move into and enjoy.

- End Terraced Villa
- Modern Kitchen/Dining
- Spacious Lounge
- 2 Double Bedrooms

- Modern Shower Room
- GCH & DG
- Enclosed Garden to Rear
- EPC Band - C



Ground Floor Accommodation

Hallway

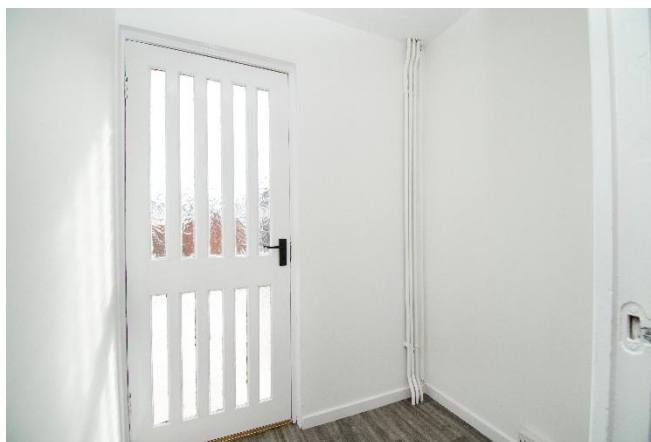
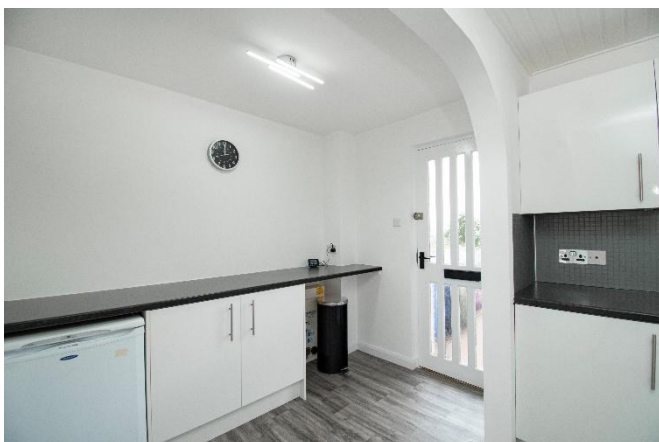
Large understair cupboard. Wood and glazed door to kitchen, lounge and entrance vestibule. Staircase with wooden balustrade to upper floor accommodation.

Lounge – 3.20m x 5.00m (10'6" x 16'5")

Spacious and recently decorated public room with double glazed window. Two fitted ceiling lights.

Kitchen/Dining – 5.10m x 2.30m (16'9" x 7'7")

Modern fitted kitchen with white gloss units and co-ordinating worktop. Stainless steel sink and drainer with mixer tap. Electric oven, hob and extractor hood. Space for fridge. Plumbed for automatic washing machine. Fridge (no warranties given) and washing machine (under guarantee until January 2027) included in the sale. Double glazed window.





First Floor Accommodation

Upper Floor Landing

Hatch to loft space which is partially floored. All accommodation leading off.

Bedroom 1 – 4.00m x 3.20m (13'1" x 10'6")

Good sized double bedroom with double glazed window. Fitted cupboard.

Bedroom 2 – 3.20m x 3.80m (10'6" x 12'6")

Another good sized double bedroom with double glazed window.

Shower Room – 2.60m x 1.70m (8'6" x 5'7")

Modern shower room fitted with three piece suite comprising WC, wash hand basin in vanity unit and shower cubicle. Double glazed frosted glass window. Heated towel rail.



Outside

The rear garden is fully enclosed with gate access to side and laid out in paving stones for ease of maintenance. Timber shed and rotary clothes dryer.



Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9BU

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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