



35 Market Street | Montrose | DD10 8NB

Offers Over £159,950

T. DUNCAN & CO.
Solicitors • Estate Agent





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This beautifully presented end-terraced villa is located in a desirable, off-street location and within close proximity to Montrose High School, the Health Centre, the train station, and the vibrant High Street, lined with unique independent shops and bars, making this an ideal choice for families, professionals, and anyone seeking a home with all amenities at their doorstep.

The property has been redecorated throughout and benefits from new floor coverings, creating a fresh and modern interior. It boasts a bright, spacious lounge and an adaptable room leading to a recently upgraded downstairs shower room, which could be used as a third bedroom or dining room. Upstairs, there are two well-proportioned double bedrooms and a family bathroom.

The generous, beautifully manicured gardens have been laid out with ease of maintenance in mind.

Viewing is highly recommended to appreciate this stunning family home.

- End-terraced Villa
- Bright & Airy Lounge
- Modern Kitchen/Dining
- Dining Room/Bedroom 3
- 2/3 Double Bedrooms
- Shower Room & Family Bathroom
- Gardens to front and side
- EPC – Band D



Hallway: UPVC exterior door. Double glazed UPVC window looking to front. Storage cupboard.

Lounge: Beautifully decorated, spacious public room with double glazed UPVC window looking to front. Please note the light fitting is not included in the sale.

Kitchen: Fitted with a range of modern floor and wall units with integral electric oven and gas hob. Plumbed for automatic washing machine. Space for fridge freezer. Please note the light fitting is not included in the sale.



**Dining Rm/
Bedroom 3:**

Spacious room currently used as a bedroom but can be adapted to suit the individual purchaser's requirements.

Shower Rm:

Recently installed shower room, fitted with three-piece modern white suite comprising WC, wash hand basin and shower cubicle.

Bedroom 1

Spacious double bedroom with double glazed window looking to front. Fitted cupboard

Bedroom 2:

Another spacious double bedroom with double glazed window looking to rear.

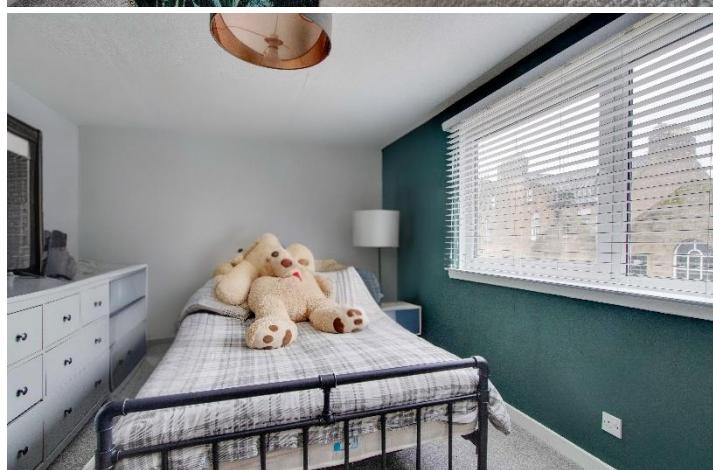
Bathroom:

Fitted with three piece white suite comprising WC, wash hand basin in fitted unit and bath. Tiling to splashback.

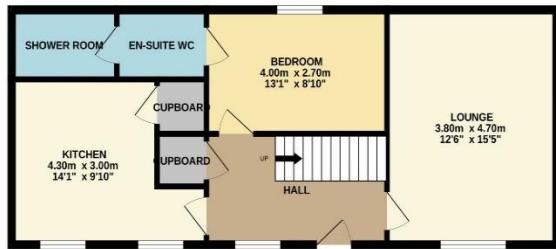
Outside:

The front garden is beautifully landscaped and laid out for ease of maintenance. The area of garden ground to side is laid mainly to lawn with shed.

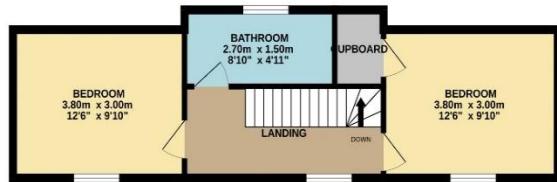




GROUND FLOOR



1ST 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: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 8NB

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 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.