





T. DUNCAN & CO.
Solicitors • Estate Agents

“Little Bradieston” 3 Cruickshank Park,
Hillside | Montrose | DD10 9NA

Fixed Price £310,000





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Situated within a highly sought-after residential setting in the popular village of Hillside, just a short distance from the bustling coastal town of Montrose, this well-presented detached bungalow offers generous, flexible accommodation all on one level. Hillside is renowned for its strong sense of community and benefits from a well-regarded primary school, making it particularly attractive to families while still offering easy access to Montrose Town Centre and surrounding countryside.

The property provides bright, spacious and well-proportioned accommodation throughout. Entry is via an entrance vestibule leading into a welcoming L-shaped hallway, which offers access to all rooms and incorporates excellent storage. The impressive front-facing lounge features a large bay window, allowing for an abundance of natural light, and double doors opening into a versatile sitting room/dining room. This space benefits from patio doors leading directly onto the garden, making it ideal for both everyday living and entertaining.

The kitchen/dining room is fitted with a range of wall and base units, incorporating integrated appliances, and offers ample space for family dining. A separate utility room provides additional storage, space for appliances, and convenient external access. Fridge and washing machine included in the sale (no warranties given).

There are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. A modern family bathroom completes the internal accommodation.

Externally, the property enjoys lovely wrap-around gardens, laid in areas of gravel chips, borders with mature shrubs and trees and rotary dryer. A double garage and monoblock driveway provide excellent off-street parking.

- Detached Bungalow
- Kitchen/Dining & Utility Room
- Dining Room/Sitting Room
- Spacious Lounge
- 4 Bedrooms
- Family Bathroom & En-Suite
- GCH & DG
- Driveway & Double Garage
- Generous Gardens
- EPC Band C



Entrance Vestibule:

Wooden Exterior door. Double storage cupboard. Wood and glazed door into hallway.

Hallway

Spacious L-shaped hallway with all accommodation leading off. Two storage cupboards.

Lounge

Approx. 3.94m x 5.99m (12'11" x 19'8")

Excellent sized public room with large double glazed bay window looking to front. Further double glazed window to side.

Sitting Room/Dining Room

3.55m x 3.80m (11'8" x 12'5")

Accessed via double doors from the lounge. Another spacious public room which could be used as a dining room or sitting room. Double glazed patio doors leading to garden. Door to hallway.

Kitchen/Dining

Approx. 3.67m x 3.80m (12'1" x 12'5")

Fitted with a range of floor and wall units with integral electric oven and gas hob. Stainless steel sink and drainer. Double glazed window. Ample space for table and chairs. Fridge (included in the sale, no warranties given)

Utility Room

Approx. 2.16m x 1.35m (7'1" x 4'5")

Exterior door. Base level storage units. Plumbing for automatic washing machine (included in the sale, no warranties given). Stainless steel sink and drainer. Space for further appliances





Bedroom 1

4.01m x 3.52m (13'2" x 11'6")

Spacious double bedroom with double glazed window. Double fitted wardrobe. Access to en-suite Shower Room

Ensuite

2.58m x 0.97m (8'6" x 3'2")

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

Bedroom 2

3.32m x 3.51m (10'11" x 11'6")

Another spacious double bedroom with double fitted wardrobe.

Bedroom 3

3.32m x 2.62m (10'11" x 8'7")

Double bedroom with double glazed window.

Bedroom 4

3.32m x 2.60m (10'11" x 8'6")

Double Bedroom with double glazed window. Fitted cupboard.

Bathroom

3.32m x 1.94m (10'11" x 6'4")

Fitted with three piece suite comprising WC, wash hand basin and bath. Frosted double glazed window. Fitted towel rail.

Fitted medicine cabinet with mirror and shelf.



The property is set within a generous plot featuring colorful and well-maintained wrap-around gardens, primarily laid in gravel chips with mature shrub borders. The property further benefits from a substantial attached double garage with courtesy door and a monoblock driveway offering ample off-street parking.

LOUNGE
3.94m x 5.99m
12'11" x 19'8"

SITTING ROOM
3.55m x 3.80m
11'8" x 12'5"

KITCHEN
3.67m x 3.80m
12'1" x 12'5"

UTILITY ROOM
2.58m x 3.55m
7'1" x 11'6"

BATHROOM
3.32m x 3.94m
10'11" x 12'8"

BEDROOM
3.32m x 2.62m
10'11" x 8'7"

BEDROOM
3.32m x 2.40m
10'11" x 8'6"

BEDROOM
3.32m x 3.51m
10'11" x 11'5"

BEDROOM
4.13m x 3.52m
13'5" x 11'5"

ENSUITE
2.58m x 0.97m
8'4" x 3'2"

DOUBLE GARAGE
8.26m x 5.17m
27'1" x 17'0"



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