

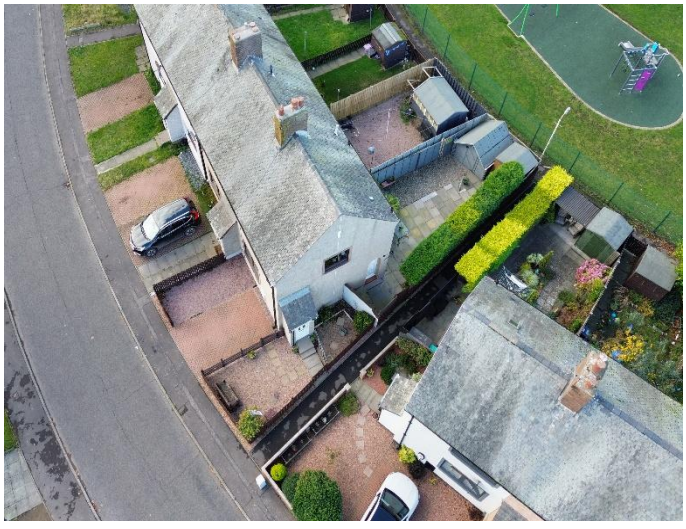
28 Condor Crescent | Montrose | DD10 9ED

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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Situated at the northern end of Montrose, this attractive family home enjoys a peaceful residential setting close to Kinnaber Woods and is within easy walking distance of Borrowfield Primary School.

The property benefits from gas central heating and double glazing throughout. Externally, there is a front garden with a driveway, a side garden with established shrubs, and a generous, fully enclosed rear garden and a garden shed—ideal for families and outdoor entertaining.

Internally, the accommodation comprises a spacious, fully fitted kitchen with a breakfast bar, complete with a built-in oven and microwave, ceramic hob, and integrated fridge and freezer. A freestanding washing machine and dishwasher are also included in the sale. The lounge is a bright and welcoming room positioned to the front of the property, while a practical vestibule at the entrance provides convenient coat storage.

Upstairs, there are two well-proportioned bedrooms and a modern bathroom fitted with a “P”-shaped bath and over-bath shower.

All floor coverings, curtains, blinds, and lampshades are included, allowing for a smooth and straightforward move-in.

- End Terraced villa
- Lounge: 13’2 x 11’6 (4.03m x 3.54m)
- Kitchen: 16’2 x 9’1 (4.95m x 2.77m)
- Master bedroom: 15’9 x 11’6 (4.84m x 3.55m)
- Bedroom 2: 9’1 x 8’7 (2.77m x 2.66m)
- Bathroom: 6’0 x 5’9 (1.83m x 1.79m)
- Front garden with driveway
- Enclosed rear garden with shed
- GCH & DG
- EPC Band D



Entrance vestibule:
laid to laminate flooring, glass panel door leads into the hallway, radiator and the staircase leads to the upper floor.

Lounge:
Glass panel door leads you into the bright front facing lounge with window overlooking the front garden, laid to laminate flooring and radiator.

Kitchen:
Spacious modern kitchen is fitted to base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, double oven, microwave, ceramic hob, integrated fridge freezer, freestanding washing machine and dishwasher are both included in the sale, breakfast bar, ample storage, downlighters, tiled flooring, window overlooking the rear garden, radiator, rear door, gas boiler is situated here.

Upper floor Landing
Double glazed window on landing and hatch to loft.

Main Bedroom
Front facing with window overlooking the front garden, picture rail, cupboard and radiator.

Bedroom 2
Two double glazed windows overlooking the rear garden, alcove shelved area, wardrobe, radiator, picture rail.

Bathroom
Modern family bathroom has a P-shaped bath with wet wall to this area, electric shower, window, wash hand basin with vanity unit, toilet, tiled to dado height, tiled to floor and radiator.

Outside
To the front of the property there is off street parking with loc-block and stone chipped area. The enclosed rear garden is laid to stone chippings and slabs, patio area, raised flower bed and garden shed (included in sale).









Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: A

Post Code: DD10 9ED

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 a draft Schedule.
For a free no obligation valuation of your own property call our Property Department on 01674 672353.