



13 Dorward Road, | Montrose | DD10 8SB

Offers Over £285,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Situated on the highly sought-after Dorward Road in Montrose, this impressive semi-detached period home offers generously proportioned accommodation arranged over three levels. Montrose is a vibrant coastal town providing an excellent range of amenities, including independent shops, cafés, restaurants and leisure facilities, along with well-regarded nursery, primary and secondary schooling. The town also benefits from strong transport links, including a mainline railway station and convenient road connections both north and south.

The property benefits from gas central heating and double glazing and offers flexible, spacious accommodation while retaining a wealth of original period features, including ornate cornicing and a decorative ceiling rose within the impressive lounge. The home comprises lounge, dining room, sitting room, a well-appointed kitchen, three bedrooms, a study/snug, excellent storage facilities and enclosed gardens to the front and rear.

Only by viewing will the purchaser fully appreciate the space, character and versatility of this home, which is ideally suited to modern family living while retaining considerable traditional charm.

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- Semi-Detached Traditional Villa
 - Impressive Lounge
 - Kitchen, Sitting Room & Dining Room
 - Family Bathroom & En-Suite
 - 3 Double Bedrooms & Study/Snug
 - GCH & DG
 - Gardens, Front and Rear
 - EPC – Band D

Ground Floor

A wooden exterior door opens into the entrance vestibule, which features a double glazed window and tiled floor. A further door leads into the main hallway. The welcoming hallway provides access to all downstairs accommodation and incorporates an understair storage cupboard housing the fuse box.



Lounge – Approx 4.7mx4.5m

An impressive public room featuring a large double glazed bay window enjoying an open outlook towards Dorward Road. Notable features include alcove display with shelving and storage below, ceiling rose and ornate cornicing.

Sitting Room / Dining Room:

A versatile and attractive space separated by an archway.

Sitting Area – Approx. 3mx3.3m

Double glazed window to the rear.

Dining Area – Approx. 3.5mx4.5m

Double glazed window to the rear. A fitted cupboard provides additional storage with shelving.

Kitchen – Approx. 2.3mx5.5m

Fitted with a range of base and high-level storage units incorporating an integral oven, gas hob and extractor hood. Stainless steel sink and drainer. Plumbed for an automatic washing machine with space for a tumble dryer. Tiling to splashback areas. Double glazed window to the rear, two additional windows to the side, and an exterior door providing access to the garden.

First Floor Accommodation

A staircase with wooden balustrade leads to the upper level. First floor landing has a large storage cupboard with shelving.



Bedroom 2 – Approx. 3.8mx4.6m

A generous double bedroom with double glazed bay window, ornate cornicing and ceiling rose. Display alcove with shelving and storage below.

Bedroom 3 – Approx. 3.8mx4.5m

Double glazed window to the rear. Features include a vanity unit with sink and mirror, along with an alcove display incorporating glass shelving and storage below.

Bathroom – Approx. 2.8mx2.2m

Fitted with a four-piece suite comprising WC, wash hand basin, spa bath and shower cubicle. Fully tiled throughout with a double glazed frosted window to the rear.

Study / Snug

Double glazed window, ideal as a home office or snug. The staircase from this room leads to the attic accommodation.



Attic Floor Landing

Large storage cupboard into the eaves, together with an additional cupboard housing the Worcester Bosch central heating boiler.

Main Bedroom – Approx. 4.4mx5.1m

A spacious double bedroom with double glazed window to the rear, enjoying open views over Montrose towards the countryside beyond. Two large fitted wardrobes provide excellent storage with hanging rails and shelving. Access to en-suite.

En Suite Shower Room – Approx. 2mx2.4m

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

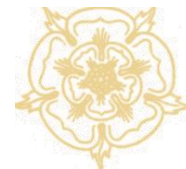
The property is accessed via a wrought iron gate leading into the fully enclosed front garden, with further gated access to the side leading to the rear garden. The front garden is laid with gravel chips, complemented by a shrub border and bounded by a low-level wall. The rear garden is laid with gravel chips and mature shrubs and timber shed.



TOTAL FLOOR AREA: 183.0 sq.m (1840 sq.ft) approx.
 While every effort has been made to ensure the accuracy of the floor plan details, it does not constitute a contract. All dimensions are approximate and are subject to change without notice. The seller, agent and any other party are not responsible for any errors or omissions in the floor plan. The floor plan is provided for information only and does not constitute a contract. The seller, agent and any other party are not responsible for any errors or omissions in the floor plan. The floor plan is provided for information only and does not constitute a contract.

- Services:** Gas Central Heating
- Fixtures & Fittings:** Blinds and floorcoverings
- Local Authority:** Angus Council
- Council Tax Band:** E
- Post Code:** DD10 8SB
- 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

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