



1 DICKSON AVENUE HILLSIDE MONTROSE

Description

Beautifully maintained detached Villa in a much sought after area of Hillside with large private garden and garage. The property benefits from D/G and GCH and has recently had new doors fitted throughout the property.

Accommodation: Entrance Porch Hallway Lounge Diningroom/Living area
Kitchen Utility Room 4 Bedrooms En Suite Bathroom
Large Garden Garage

FIXED PRICE: £215,000

Entry to Porch Area:	Through wooden door with glass inserts. The porch has a tiled floor and pine lined ceiling.
Hallway:	Provides access to all lower accommodation with staircase leading to upper accommodation. Carpeted. Radiator. Electric and telephone points. Smoke alarm. Single cupboard for storage.
Lounge: 5.06m x 4.56m	Large window with panoramic views to the - front of the property. Central heating panel and radiator. Coal effect gas Efel fire with tiled hearth and fire stone surround. Television and electric points. Fitted carpet.
Dining Room: 6.16m x 4.10m	Bright open and spacious room with area for dining table and chairs as well as ample space for seating. Arc detail on ceiling. Wooden and decorative glass panel door. Patio doors leading to rear garden. Fitted carpet. Two radiators. Television and electric points.
Kitchen: 3.68m x 3.32m	Base and wall mounted oak units with glass panel and lead piping display cabinets. Marble effect worktops and tiled splash backs. Extractor hood and free standing oven and hob included. White goods also included with newly purchased dishwasher. Fridge. Tiled floor. Large window to side of property. Spotlighting. Under unit striplighting. Ample electric points. Radiator. In built-cupboard/larder leading to:
Utility Room:	With separate toilet room. Two piece white suite. Base and wall mounted units. Stainless steel sink. Electric points. Plumbed for washing machine. Door leading to rear garden.
Bedroom 4: 3.68m x 3.13m	Double bedroom with window to front of property. Free standing wardrobe and matching vanity unit included. Fitted carpet. Electric points. Radiator.

Bedroom 3:
4.47m x 1.98

Single bedroom currently utilised as a study. Window overlooks side of property. Fitted carpet. Radiator. In-built single wardrobe providing storage. Electric points.

Open balustrade staircase leading to all upper accommodation.

Landing:

Hatch to newly insulated attic. Smoke alarm. In-built storage cupboard with light housing hot water tank.

Master Bedroom:
3.74m x 3.53m

Large bedroom with ample room for king sized bed. Window overlooking side of property. Two double built-in wardrobes with sliding mirrored doors and shelved storage. Radiator. Carpet. Electric points.

En Suite:

With two piece grey suite with Shower Force power shower. Partial tiling and extractor fan.

Bedroom 2:
3.91m x 3.08m

Single bedroom with window overlooking the front garden. Two double built-in wardrobes. Radiator. Fitted carpet. Electric points.

Bathroom:
2.62m x 2.02m

Three piece peach suite with feature airbath with overhead Redring shower. Extractor fan. Pine lined ceiling. Spotlighting. Velux window. Partial tiling. Radiator. Fitted carpet.

Outside:

Well maintained garden to front side and rear. Partially laid to lawn with slabbed patio area. Drying green with mature trees and shrubs. Also incorporating area suitable for vegetables. Shed. Private driveway leading to single garage.

Garage:
5.43m x 2.82m

With overhead security light housing chimney vent and boiler. Freezer included. Wall mounted cupboards. Electric and lighting.

For Viewings & Enquiries

Watts Solicitors
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Website:

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Note:

In the event of a closing date being declared the seller(s) shall not be bound to accept the highest or any offer.

These particulars are for guidance only and are not warranted.

Ref: HM/LMc/Sheila West



Rear of property



Living area



Diningroom/Lounge



Kitchen



Lounge/Diningroom



Master Bedroom



Bedroom 4

