



7 Lunan Avenue, Inverkeilor

Description

This extended end terraced villa is located within a popular semi rural village which is within easy distance of Montrose, Arbroath and Forfar. The A90 is a short drive away affording easy commuting to both Dundee and Aberdeen.

The property benefits from double glazing, fitted dining kitchen with integrated electric over, six-burner gas hob and dishwasher, large four piece bathroom and three good sized double bedrooms.

There is a generously proportioned garden to rear laid out mainly in lawn, and area of garden to front with shrub borders. In addition there is a driveway providing off street parking for a up to two vehicles.

Accommodation

Entrance Hallway, Lounge, Dining Kitchen, 3 Double Bedrooms, Bathroom, Gardens, Driveway & Shed.

Fixed Price: £92,000

HOME REPORT AVAILABLE

Hallway: The hallway is accessed from a wood and glazed exterior door. Laminate flooring. Cloak cupboard. Staircase to upper floor accommodation. Door to lounge.

Lounge:
5.45mx2.8m Double glazed window overlooking front garden. Open coal fire with tiled surround and hearth. Television point. Telephone point. Double wood and glazed doors to kitchen.

Kitchen/Dining:
6.29mx3.54mx 6.61m L- Shaped kitchen, with utility area off. Fitted with a range of base drawer, wall and glass display units. Integral electric oven, 6 burner gas hob (run from gas tank) and dishwasher. Two double glazed windows overlooking rear garden. Utility area is again fitted with base, wall and drawer units. plumbed for washing machine and space for tumble dryer. Door leads to hallway. Wood and glazed exterior door to side of property.

Upper Floor Accommodation:

Staircase: Carpeted staircase leads to upper floor accommodation. Hatch to partially floored loft. Shelved storage cupboard.

Bedroom 1:
3.53mx3.97 Spacious double bedroom. Double glazed window overlooking rear garden. Fitted shelving and hanging rails. Downlighters. Television point.

Bedroom 2:
2.92x3.64 Double bedroom with double glazed window overlooking front of property. Fitted wardrobes and fitted shelved storage cupboard. Television point. Telephone point.

Bedroom 3:
3.65x2.77 Another double bedroom with double glazed window looking to side of property. Fitted cupboard with shelving and hanging rail.

Bathroom: Four piece bathroom suite incorporating w.c., wash hand basin fitted in vanity unit with storage below and large mirror above, bath and separate shower cubicle. Fully tiled. Low level storage cupboards. Glass shelving. Downlighters.

Garden: Front garden is laid out in lawn with shrub borders. There is driveway parking to front and side of property. Paved area to side with steps leading to rear garden. Rear garden is laid out mainly in lawn again with shrub and flower borders and bounded by timber fencing. Drying poles. Large timber shed. Cellar below house for additional storage.

Viewing & Enquiries

Watts Solicitors
55 High Street
MONTROSE, DD10 8LR
Telephone: (01674) 673444.

Website:

Full details of all our properties can be downloaded from www.wattssolicitors.com and click on property for sale.

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: LMF