



5 BAIRD WAY MONTROSE

Description

A three bedroom mid-terraced family dwelling located in the popular area of Borrowfield. A well proportioned property in excellent decorative order. The property benefits from mature gardens to the front and rear. Viewing a must.

Accommodation

Cloakroom/WC, Lounge, Kitchen, 3 Bedrooms, Bathroom, Electric heating and D/G. Garden Shed with power and light.

Offers over £115,000

NEW

Vestibule:	Light fitting. Carpet.
Cloakroom/WC 1.32m x 0.87m	Corner hand basin, wc in white finish with chrome fittings. Tiles floor to wall. Downlighters. Front facing double glazed window with frosted glass. Accessories.
Hallway:	Via 15 pane timber door. Enclosed cupboard housing electric meter. Storage heater. Two light fittings. Carpet. Electric points. A further enclosed cupboard with shelf and coat rails. Telephone point.
Kitchen: 4.39m x 2.68m	Units fitted floor to wall in oak style finish. Complementary worktops and splash back tiles. Integral oven with ceramic hob and extractor hood. Plumbed for washing machine. Breakfast bar area. Storage heater. Light fitting. Electric points.
Lounge: 5.03m x 4.41m	Rear facing double glazed window. Coving to ceiling. Two light fittings. Carpet. Aerial. Electric points. Solid timber dog leg staircase with pine spindles. Carpet. Light fitting. Storage heater. Access to partially floored loft.
Bedroom 1: 3.37m x 2.96m	Rear facing double glazed window. Built-in wardrobes to one wall with sliding mirrored doors. Downlighters. Carpet. Aerial. Electric points. Enclosed linen cupboard with shelves.
Bedroom 2: 4.28m x 2.63m	Rear facing double glazed window. Built-in wardrobes. Downlighters. Carpet. Aerial. Electric points.
Bedroom 3: 3.57m x 2.80m	Front facing double glazed window. Built-in wardrobes to one wall with sliding mirrored doors. Downlighters. Aerial. Electric points. Carpet.
Bathroom: 2.71m x 1.84m	Corner bath suite. Handbasin. WC. Separate corner shower cubicle with power shower and glass enclosure. Heated towel rail. Tiles floor to wall. Double glazed window with frosted glass. Bathroom accessories. Downlighters.

Outside: Enclosed front garden with established shrubs. Enclosed rear garden laid to monoblock. Garden shed with power and light.

Location: Montrose is an attractive town approximately mid way between Dundee and Aberdeen, served by the east coast railway line. The A90 and A92 area ideal for commuting to the cities of Dundee and Aberdeen along with smaller towns en route. The town of Montrose which has a historic port, offers primary and secondary schools, private schooling at Lathallan, Johnshaven and Dundee High in Dundee. Montrose benefits from a medical centre, supermarkets and smaller more individual shops making up the High Street. Montrose is well placed for leisure pursuits with a swimming pool, sports centre and Montrose football ground. Golf courses in the area include Montrose with the fifth oldest, Edzell and championship courses at Arbroath and Carnoustie. Fishing subject to permit can be found at the nearby rivers North and South Esk, whilst sea fishing is also available. Montrose also boasts Montrose Basin and Wildlife Reserve, sandy beaches and not forgetting the popular beaches at Montrose, St Cyrus and Lunan Bay. The Angus Glens are also approximately 20 miles away.

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: MaryHart/Sheila Dundas West



