



6 INDIA STREET, MONTROSE

Attractive four bedroom maisonette located near to the centre of town with most local amenities within close proximity. Spacious accommodation throughout. The property has been well maintained and viewing is highly recommended.

All curtains and blinds are included in the sale.

Accommodation:

- Lounge
- Dining Kitchen
- Family Bathroom
- 4 Double Bedrooms
- D/G & GCH
- Large shared garden

FIXED PRICE: £117,500

Concrete Steps lead to entrance door.

Entrance Hallway:

Hallway provides access to all ground floor accommodation and to the staircase which leads to the upper level accommodation. Storage cupboard under stairs.

Lounge:

4.51m x 3.47m

Well appointed room with a large window giving views to the garden. Alcove with shelved storage space. Television point. Stripped pine doors and skirtings.

Dining Kitchen:

5.99m x 3.23m

Fully fitted dining kitchen with a range of base and wall mounted, beech effect units and marble effect worktops. Integrated electric oven and gas hob. Plumbed for a washing machine and dishwasher. Bright, decorative splashback tiling. Integrated larder.

Spacious room with ample space for a dining table and chairs. Spotlights. Double window overlooking the rear of the property. Alcove with storage space.

Bathroom:

1.85m x 2.01m

Fully fitted with a white three piece suite with electric power shower over bath. Large frosted window. Splashback tiling around bath and sink.

Master Bedroom:

3.84m x 4.24m

Double bedroom with large window overlooking the garden. Television point. Alcove with shelved storage space.

Bedroom 2:

3.71m x 3.10m

Double bedroom with a large window to the rear.

Upper landing provides access to further bedrooms.

Bedroom 3:

4.50m x 4.93m

Spacious room with large window overlooking the front. Spotlights.

Bedroom 4:

5.29m x 4.93m

Another spacious double bedroom with a large velux window to the front. Spotlights

Outside:

A large shared garden mostly laid to lawn with a drying area.

Viewing:

Telephone Watts Solicitors (01674) 673444.

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: NW/SW



