



## **1 LITTLEWOOD GARDENS MONTROSE**

### **Description**

Attractive modern detached villa within walking distance of Montrose town centre situated in a sought after location. The property has been finished to a high standard with good quality kitchen and bathrooms and benefits from gas central heating and double glazing. Viewing is highly recommended.

### **Accommodation**

**4 Bedrooms (1 en suite)**  
**Entrance Hallway**  
**Lounge**  
**Kitchen**  
**Dining room**  
**Utility Room**  
**Garden**  
**Garage**

**NEWLY REDUCED PRICE**

**Offers over: £199,000**

- Entrance:** Via white UPVC door with leaded glass insert and side panel.
- Hallway:** Laminate flooring. Radiator. Light fitting. Electric points.
- Master Bedroom:**  
**4.03m x 3.79m** Front facing double glazed window with leaded feature. Coving to ceiling. Light fitting. Electric telephone points. Radiator. Carpet.
- En Suite:**  
**1.54m x 2.05m** White suite comprising w.c. table top wash hand basin. Shelved area. Shower cubicle with ceramic base. Power shower. Glass screen. Partial tiling to walls. Tiled floor. Side facing double glazed window with frosted glass insert. Blinds. Light fitting. Coving to ceiling. Radiator. Extractor fan.
- Enclosed shelved linen cupboard.
- Kitchen:**  
**3.20m x 4.00m** Beech style units fitted floor to wall. Stainless steel sink with mixer tap. Co-ordinating worktops and splashbacks. Stainless steel five burner range with extractor chimney and stainless steel splash back. Laminate flooring. Rear facing double glazed window with leaded feature. Light fitting. Coving to ceiling. Electric points. Radiator.
- Utility Room:**  
**2.58m x 2.04m** White UPVC door with frosted glass insert to rear garden. Side facing double glazed window. Blind. Units fitted floor to wall with co-ordinating worktops. Plumbed washing machine, dishwasher and dryer. Laminate flooring. Light fitting. Electric points. Extractor fan. Coving to ceiling. Stainless steel sink with mixer tap. Radiator.
- Dining Room:**  
**3.47m x 3.12m** Patio doors with blinds looking to the rear garden. Coving to ceiling. Carpet. Radiator. Light fitting. Electric points. Brass style dimmer switches to wall. Access to lounge via double timber doors with glass panel inserts.
- Lounge:**  
**3.58m x 5.11m** Double glazed double aspect windows. Blinds. Coving to ceiling. Carpet. Radiator. Electric, telephone and aerial points. Light fitting. Brass style dimmer switches.
- Staircase with timber spindles. Carpet. Velux window.
- Upper Hallway:** Light fitting. Smoke alarm. Access to loft. Carpet. Electric points.

- Bedroom 1:**  
**4.49m x 3.60m** Front facing double glazed window with leaded feature carpet. Radiator. Light fitting. Electric and aerial points.
- Bedroom 2:**  
**3.06m x 2.09m** Rear facing double glazed picture window. Blinds. Light fitting. Radiator. Carpet. Telephone and electric points.
- Bedroom 3:**  
**3.676m x 2.90m** Quad built-in wardrobes with mirrored doors. Carpet. Light fitting. Radiator. Electric and aerial points. Fully fitted double glazed window with leaded feature. Blinds.
- Bathroom:**  
**1.79m z 2.21m** Comprising white corner suite including bath, wash hand basin and hand basin. Radiator. Tiled to floor, Overhead power shower with glass screen. Extractor fan. Light fitting. Radiator. Partial tiling to walls.
- Outside:** Front and rear garden laid to lawn with mature shrubbed borders. Garage with power and light.
- Viewings & Enquiries:** Watts Solicitors 55 High Street Montrose DD10 8LR  
Telephone : (01674) 673444
- Website:** Full details of all our properties can be downloaded from [www.wattsolicitors.com](http://www.wattsolicitors.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.



**Lounge**



**Diningroom**



**Kitchen**



**Hall**