



### **23 CARNEGIE STREET MONTROSE**

Watts are delighted to offer for sale this semi detached cottage in a popular area of the town just a few minutes walk from the town centre and its amenities. The property is partially double glazed and has gas central heating throughout.

**ACCOMMODATION:** Kitchen/Dining area, Lounge, Bathroom and 2 double bedrooms, large garden to the rear of the property. Lean-to Sun Lounge.

**NEW**

**OFFERS IN THE REGION OF £158,000**

<b>Entrance:</b>	White UPVC door.
<b>Kitchen:</b> 4.02m x 3.05m	Good sized room with range of wooden floor, wall and drawer units with granite effect work tops. Stainless steel sink and drainer. Electric cooker with extractor hood above. Plumbed for automatic washing machine and dishwasher. Vinyl grey/black tile effect flooring. Ample power points. Light fitting. Full length cupboard housing gas combi boiler. Under window cupboard housing circuit boxes. Two windows facing front of the property. Feature archway leading to open plan dining area.
<b>Dining area:</b> 4.1m x 3.0m	Rear facing window with storage cupboard below. T.V. aerial. Radiator. Light fitting.
<b>Hallway:</b>	Large understair storage cupboard. Radiator.
<b>Bathroom:</b> 4.2m x 1.8m	Avocado three piece bathroom suite with w.c. and wash hand basin. Separate shower cubicle with electric shower. Radiator. Window with extractor fan. Wall tiling.
<b>Lounge:</b> 4.34m x 4.05m	Good sized room with two front facing windows with cupboards below. Marble effect surround with electric fire. Radiator. Telephone point. T.V. aerial. Triple light fitting.
<b>Upstairs:</b>	With cupboard giving way to roof space.
<b>Double Bedroom 1:</b> 4.04m x 4.25m	Access to roof space. Dormer window overlooking the front of the property. Radiator. Telephone and T.V. aerial. Light fitting. Wash hand basin. Ample power points.

**Double Bedroom 2:  
4.04m x 4.25m**

Dormer window overlooking front of the property. Radiator. Telephone and T.V. aerial. Light fitting. Ample power points.

**Lean-to Sun Lounge:**

Running the length of the house. Radiator.

**Outside:**

Workshop/Potting shed incorporating toilet. Store incorporating 2 cellars. There is also extremely generous gardens laid to lawn with mature shrubs and borders.

**Viewing & Enquiries**

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**Note:**

These particulars are for guidance only and are not warranted. All measurements are approximate.

**Ref: Aileen Hunter/Sheila West**



