



## **THE COACH HOUSE, 4 QUEEN CLOSE, MONTROSE**

### **Description**

Luxury townhouse is situated within walking distance to Montrose town centre and all other amenities. The property benefits from new double glazing and new electric central heating system. Viewing a must to fully appreciate the property.

### **Accommodation**

**Entrance Hallway Shower Room 3 Bedrooms  
En Suite Kitchen/Lounge Utility Room/Integral  
Garage.**

**Offers around : £160,000**

**Entrance Hallway:** Staircase to first floor. Has ceiling halogen downlighting, cupboard housing electric central heating boiler.

**Shower Room:** With travertine stone tiling and comprising of 3 piece suite, WC, wash hand basin and corner shower cubicle with power shower. Tastefully finished with glass bricks from the hallway providing additional light.

**Hallway:** Continues to the utility room and garage and bedrooms 1 and 2 on the ground level. The hallway has again been finished with natural wood surrounds and finishings, attractive oak panelled doors and halogen downlighting.

**Bedroom 1:**  
**9' x 14'** Facing front of the property. Oak finishings and surrounds. 2 double glazed windows, attractive central light fitting and stainless steel plugs and switches.

**Bedroom 2:**  
**6'5 X 10'** To the front of the property, alternatively could be used as a study. Attractive oak and glass panelled door.

**Integral Garage/  
Utility Room**  
**13' x 12'10** With full range of quality fitted kitchen wall and base units with stainless steel sink and draining board. Automatic washing machine and tumble dryer included in the sale. Concrete floor and traditional style original entrance door with automatic Hoffman Thermal insulated remote roller door behind. Has double glazed window to the front.

Staircase continues to the first floor which gives way to the main lounge, kitchen and the master bedroom suite.

**Bedroom 3 (Master):**  
9'4 x 13'8

A splendid room to the front of the property having 2 double glazed windows. A nice feature of the room is the cathedral style ceiling which incorporates coloured glass bricks allowing natural light. Has fitted wardrobe with oak and opaque glass sliding doors.

**En Suite:**  
7'8 x 11'9

A superb sized room having been luxuriously finished with travertine stone tiling to the floors and walls. Has freestanding contemporary stylebath, wash hand basin, low level WC and large shower cubicle with full body jet power shower. Roof light ceiling with halogen downlighting and has oak and opaque glass door from the bedroom.

**Kitchen/Lounge:**  
22' x 12'9

Located to the front of the property, open plan lounge with kitchen area being fitted in superb quality German bespoke fitted kitchen units with Corian worktop surface. Built-in stainless steel oven, hob extractor, microwave and fridge by either Smegg or Neff. Has built-in dishwasher. Double glazed french doors to the side with small balcony area. Has large double glazed roof lights. Ceiling halogen downlighting and has been beautifully finished with bamboo flooring. The lounge area is open plan from the kitchen, has 2 double glazed windows to the front. Has attractive wall mounted chrome radiators. Video phone from the front entrance door.

**Outside:**

Integrated garage with electric door. Area of parking to the side of the property, directly in front of the garage.

**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



Lounge



Kitchen



Lounge/Kitchen



Master Bedroom



Bedroom 2



Bathroom (Ensuite)



Ground Floor Shower Room



Master Bedroom leading to en suite



Garage/Utility Room