



1 INDIA STREET MONTROSE

Spacious and modern property on 3 storeys located in the popular residential area near mid links, just a few minutes walk from the town centre and its amenities. The property is fully double glazed and has electric storage heating throughout. Early viewing is recommended for this well maintained property.

ACCOMMODATION: Lounge Kitchen Family Bathroom 3 Bedrooms
Garden area

NEW

OFFERS IN THE REGION OF £140,000

Entrance Hallway: Hallway provides access to all ground floor accommodation and to the staircase which leads to the upper level accommodation.

Hallway: All landings and staircases carpeted.

Kitchen:
4.04m x 3.12m

Bright and spacious fully fitted kitchen with a range of base and wall mounted units and marble effect worktops. Splashback tiling. Integrated hob oven and grill with extractor hood. Plumbed for washing machine. Ample room for dining table and chairs. Large fridge freezer. Vinyl flooring. Radiator. Electric points.

Leading to small utility area with white UPVC door leading to garden ground to the rear of the property.

Bedroom 1:
4.01m x 3.55m

Double bedroom with a large window providing views to the front garden. Built -in single wardrobe providing ample hanging space. Radiator. Electric points.

Upper landing provides access to lounge and further bedroom. Telephone point.

Lounge:
5.16m x 3.57m

Modern and well proportioned room with double windows providing views to the front of the property. Fireplace with wooden surround (**not included in the sale price**) and electric fire. Wood effect laminate flooring. Radiator. Electric points.

Bedroom 2:
3.10m x 3.04m

Bright and attractive room with window facing rear of the property. Carpeted. Spotlights. Radiator. Electric and telephone points.

Second floor landing provides access to bathroom and further bedroom. Telephone point.

Bedroom 3/Study
5.66m x 2.65m

Windows facing both the front and rear of the property providing an abundance of natural light. Perfect for use as a third bedroom and study area. Two built-in single wardrobes with matching wardrobe and drawer unit price) providing ample hanging and storage space. (included in purchase price) Hot water tank contained therein. Wood effect laminate flooring. Electric points.

Bathroom:
2.74m x 189m

Three piece white suite housing shower cubicle with power shower. Vinyl flooring. Radiator.

Outside:

Garden area to rear of property with stone chippings. Garden shed included in the purchase price.

Viewing & Enquiries

Watts Solicitors LLP
55 High Street
MONTROSE, DD10 8LR
Telephone: (01674) 673444
www.wattssolicitors.com

Note:

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

Ref: Lynsey McLeod/Sheila West





