



28 BRIDGE STREET MONTROSE

ACCOMMODATION: Lounge Kitchen Dining Room Garden Room
Utility Room Boxroom 3 Bedrooms Shower Room
Family Bathroom Rear Garden.

OFFERS AROUND OF £182,000

Entrance Hallway:	With open balustrade staircase leading to upper accommodation. Entrance hallway also leads to garden room.
Garden Room: 4.46m x 5.29m	Large window overlooking rear garden with views over Montrose Basin. Large open fireplace. Telephone point.
Utility Area: 1.81m x 2.93m	With wall mounted units. Double sink. Marble effect work surface.
Box Room: 2.96m x 2.02m	
Rear Garden:	Fully enclosed rear garden mostly laid to lawn and partly laid to stones for easy maintenance. Garden shed.
First Floor Accommodation:	
Master Bedroom: 5.5m x 3.03m	Double windows overlooking the rear of the property with views to the Montrose Basin and countryside beyond. Spacious integrated wardrobes providing excellent hanging and storage space. Television point.
Shower Room: 3.23m x 1.37m	Fitted with white two piece suite and fully tiled shower cubicle with power shower. Large feature mirror.
Kitchen: 4.42m x 3.35m	Modern fitted kitchen with range of wall and base mounted units with marble effect work surfaces and tiled splashback. Gas hob and electric oven and extractor hood.

Plumbed for automatic washine. Integrated dishwasher. Breakfast bar. Laminate flooring and spotlighting.

Dining Room: 4.89m x 3.46m

Window overlooking front of the property. Feature fireplace and hearth. Open shelved unit. Carpeted.

Open balustrade staircase leading to upper accommodation.

**Bedroom 2:
4.68m x 4.65m**

Double windows overlooking both front and rear of the property. Television point. Laminate flooring. Spotlighting.

**Bedroom 3:
4.8m x 3.49m**

Double windows overlooking both front and rear of the property. Laminate flooring. Spotlighting.

**Family Bathroom:
3.34m x 2.56m**

Fitted with white three piece suite. Power shower over bath. Textured effect wet wall. Deep storage cupboard housing water tank. Towel Rail. Spotlighting. Window overlooking the rear of the property providing spectacular views over Montrose Basin and to the countryside beyond. Deep walk-in storage cupboard. Hatch to loft providing further storage.

**Lounge:
5.5m x 4.55m**

Overlooking the front of the property. Feature fireplace with real coal fire. Double storage cupboards. Traditional panelled doors. Chandelier style lighting. Deep style skirting boards. Dado height rail and cornicing.

Viewing & Enquiries

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Note:

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

Ref: Neil Wheat/Sheila West