



2 MALLARD DRIVE MONTROSE

Description

Modern detached bungalow situated within close proximity to Montrose High Street, beach and golf courses. The property benefits from UPVC double glazing and gas central heating and alarm system. There is driveway parking to the side of the property. Viewing is highly recommended..

Accommodation:

**Entrance Vestibule Lounge Dining/Kitchen
3 Bedrooms En Suite Bathroom Garden Garage**

OFFERS OVER: £190,000

Entrance Vestibule: Deep storage cupboard with excellent hanging and storage space.

Lounge:

4.78m x 4.03m

Bright and airy room with large triple window overlooking the front of the property. There is a T.V. and telephone point x 2.

Dining Kitchen:

5.84m x 2.33m

Spacious dining kitchen with a range of wall and base mounted units. Marble effect work surfaces and tiled splashbacks. Integrated dishwasher and fridge freezer. Electric oven and gas hob. Plumbed for automatic washing machine. Dining area with ample room for dining table and chairs. Spotlighting. Wine rack.

Hallway:

Doors leading to bedrooms bathroom and deep storage cupboard. Access to partially floored loft.

Master Bedroom:

3.28m x 3.38m

Lovely double bedroom with double integrated wardrobe with mirrored doors. Telephone point. TV point. Views overlooking rear garden.

En Suite:

1.85m x 3.12m

White two piece suite. Stand alone shower cubicle housing Mira power shower. Fully tiled shower cubicle, the remainder of the room is tiled to dado height.

Bedroom 2:

3.31m x 2.76m

Double bedroom with views overlooking the rear garden. Double integrated wardrobe providing hanging and storage space. TV point.

Bedroom 3:

2.71m x 2.74m

Presently used as an office. Double bedroom with views overlooking the side of the property. Spotlighting. Telephone point and TV point.

Family Bathroom:

2.11m x 3.68m

White three piece suite. Mira power shower over bath tiled to dado height. Large airing cupboard housing central heating boiler.

Outside:

Single garage fully plasterboarded with power and light. Fully enclosed rear garden mainly laid to lawn. Lawn to side and front of property. Garden shed.

**Viewings &
Enquiries:**

Watts Solicitors 55 High Street Montrose DD10 8LR
Telephone : (01674) 673444

Website:

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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.

Ref: NW/SW



