



## **34c High Street, Montrose, DD10 8JL**

### **Description**

**This spacious family dwelling house is located in prime High Street location. Montrose boasts a variety of shops and leisure facilities and is within commuting distance of all major Angus towns and easy links to both Dundee and Aberdeen.**

**The property benefits from gas fired central heating, fitted kitchen with range style cooker, four piece bathroom suite and spacious family accommodation throughout. The attic rooms are currently being used as bedrooms by the present owners. In addition there is a private area of garden ground to rear of the property with greenhouse and shed.**

- Spacious Lounge
- 4 Piece Bathroom Suite
- 2 Attic Rooms
- Dining Kitchen
- 2 Double Bedrooms
- Private Garden

**FIXED PRICE: £110,000**

**HOME REPORT AVAILABLE**

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Accommodation:

**Entrance Vestibule:** Wooden exterior door. Laminate flooring. Pine panelled to dado height. Staircase to 1<sup>st</sup> floor accommodation. Under stair W.C. with light.

**Kitchen:**  
**4.43mx3.52m** Fitted with base, wall, drawer and larder beech units, co-ordinating worktops. Tiled splashback. Plumbed for washing machine and space for further appliances. Window to front and rear. Breakfast bar. Spotlights. Range style gas cooker. Tiled flooring. Telephone point.

**First Floor Landing:** Leads to bedrooms 1 and 2, bathroom and to the lounge. Window to front of property. Radiator.

**Bathroom:**  
**2.91mx2.45m** Fitted with four piece suite incorporating w.c., wash hand basin, corner bath and separate shower cubicle with wet-wall panelling. Frosted window to rear. Tiled floor. Pine panelled ceiling with spotlights. Shelving around w.c. Louvre door storage cupboard. Tiled to splashback.

**Bedroom 2:**  
**2.56mx3.92m** Good sized double bedroom. Window to rear of property. Two louvre door fitted wardrobes. Radiator.

**Bedroom 1:**  
**2.75x3.88m** Another good sized double bedroom. Window looking to front of property. Radiator.

**Lounge:**  
**5.35mx3.75m** Two windows to side of property and one to front. Television point. Laminate flooring. Smoke alarm. Electric fire set in brick surround with tiled hearth. Telephone point. Two radiators.

**Upper Floor:** Staircase to upper floor. Hatch to loft and storage cupboard.

**Attic Room 1:  
4.53mx3.95m  
at widest points**

Currently used by the present owner as child's bedroom. Bay window to front of property. Fitted storage cupboard with hanging rail. Coombed ceiling. Radiator.

**Attic Room 2:  
4.53mx3.95m  
at widest points**

Again currently used as child's bedroom. Bay window to front of property. Fitted storage cupboard with hanging rail. Coombed ceiling. Radiator.

**Outside:**

Area of garden ground to rear of property, laid out in gravel chips and shrub borders. Bounded by timber fencing and brick wall. Greenhouse. Timber shed.

**Viewing & Enquiries**

**Watts Solicitors LLP  
55 High Street  
MONTROSE, DD10 8LR  
Telephone: (01674) 673444  
[www.wattssolicitors.co.uk](http://www.wattssolicitors.co.uk)**

**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 LMF**



