



16 RAMSAY STREET MONTROSE DD10 8BS

Description

End terraced dwellinghouse situated within close proximity to the town centre and other local amenities including primary and secondary schools. The house benefits from D/G and GCH. **Viewing a must to fully appreciate the property on offer.**

Accommodation: Vestibule, Hallway, Lounge, Kitchen/Dining Area,
2 Bedrooms, Bathroom, Drying area, Shed

NEWLY REDUCED PRICE

FIXED PRICE: £95,000

Entry:	White <u>UPVC double glazed door</u> into vestibule. Outside light.
Vestibule:	15 pane bevelled glass door leading to hallway. Amtico wooden flooring.
Hallway:	Two further 15 pane bevelled glass doors leading to kitchen and lounge. Stairway with wooden handrail leading to upper accommodation. Feature glass half wall giving light from kitchen. Four spot downlighters in ceiling. Double radiator. Smoke alarm. Central heating controls. Oatmeal wool carpeting.
Kitchen: 3.01m x 3.95m	Double glazed window to rear of property. Fully fitted kitchen with ample base and wall units in white woodgrain effect and grey granite effect worktops. Tiling to splashbacks. Stainless steel sink with monoblock mixer tap. Schreiber gas hob with integrated extractor hood above. Electric fan assisted oven. Spotlight fitment to ceiling. Plumbed for automatic washing machine. Ample room for table and chairs. Karndean flooring. Double radiator. Large storage cupboard housing hot water tank and new Worcester condensing boiler fitted July 2010. T.V. point. Louvre blind.
Lounge: 4.70m x 4.0m	Large double glazed window to front of the property. Feature alcove. Double radiator. T.V. and phone points. Gold effect ceiling fitment with four white shades. Oatmeal wool carpeting. Louvre blind.
Landing:	Wooden doors giving access to bedrooms and Bathroom. Large storage cupboard with shelving. Further cupboard with shelving and electric point with ample room to house tumble dryer. Hatch to partially floored attic accessed by fitted Ramsay ladder. Gold effect three light fitment with glass shades. Smoke

alarm. Oatmeal wool carpeting. Wooden spindle banister.

Bedroom 1:
2.73m x 4.05m

Double glazed window to the rear of the property. Large built-in cupboard with hanging space and shelving. T.V. point. Phone point. Double radiator. Blue wool carpeting. Centre ceiling rose with lampshade. Louvre blind.

Bedroom 2:
2.09m x 3.83m

Double glazed window to front of the property. Double radiator. Blue wool carpeting. Centre ceiling rose with lampshade. Louvre blind.

Bathroom:
1.80m x 2.11

Double glazed window to the side of the property. Double radiator. White three piece bathroom suite with electric shower above and glass shower screen. Partial tiling to wall. Grey ceramic tiling to floor. Five spotlight fitment to ceiling. Glass shelf above sink and tiled splashback.

Outside:

There is a paved area to the rear providing bin storage and rotary dryer area. Wooden shed.

For 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.wattssolicitors.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.

Ref: Lynsey McLeod/Sheila West



Kitchen



Bedroom 1



Lounge