



4 DRYLEYS COTTAGES HILLSIDE MONTROSE

Description

Well maintained mid terraced cottage in excellent condition throughout on the outskirts of Montrose. The property benefits from double glazing and gas central heating.

Accommodation: Hallway Lounge Kitchen Diningroom/3rd Bedoom Shower Room 2 Bedrooms Bathroom

FIXED PRICE: £140,000

Hallway:	White UPVC door with stained glass insert Oak wooden flooring. Access to lower accommodation and stairs. Under stair storage cupboard housing electrics. Storage cupboard with shelving and hanging space. Smoke alarm. Spotlighting.
Lounge: 6.63m x 3.59	Bright room with superb views towards Montrose. Double french doors leading to lounge. Feature alcoves detailed with downlighters. Fireplace with marble hearth and wooden fire surround. Cupboard housing electrics. Light fittings. Oak wooden flooring. Two T.V. points and telephone point. Ample power points.
Dining Room/3rd Bedroom 3.2m x 3.06m	Window overlooking rear garden. Oak wooden flooring. Ceiling light fitting. T.V. point.
Shower Room:	White two piece suite. Walk-in shower cubicle with power shower and extractor fan. Heated towel rail. Downlighters. Tiled flooring.
Kitchen: 2.42m x 4.41m	Glass panelled door leading to good sized kitchen with maple wall and base mounted units. Glass panel display units with grey slate effect matching work surfaces and splashbacks. Breakfast bar area. Neff stainless steel oven and extractor hood. Granite sink unit with mixer tap. Radiator. Ample power points. T.V. socket and shelf. Integrated fridge freezer. Plumbed for automatic washing machine. Spotlights. Double french doors leading to rear garden with decking area.
Stairway:	With wooden balustrade. Fitted carpet. Hatch to attic. Smoke alarm.
Bedroom 1: 3.63m x 3.54m	Double bedroom with views to Montrose. Built-in mirrored wardrobes with hanging rails and shelving. Built-in cupboard with shelves and storage space. Fitted carpet. Large in-built storage cupboard. Radiator. Phone point.

Bedroom 2:
2.74m x 2.89m

Window to rear of the property. Built-in cupboard with cupboard housing boiler and storage cupboard above. Radiator. Fitted carpet.

Bathroom:

With white three piece suite with power shower over bath. Pine lining on bath and ceiling. Partially tiled. Wall mounted shelved storage cupboard. Radiator. Mosaic mirror. Spotlights. Vinyl flooring.

Outside:

Secluded private garden to the rear of the property. Decking area with uplighters. Well maintained garden with mature shrubs and flowers. Partially laid to lawn. Drying area. Shed with power and light.
There is a small private hedged garden area to the front of the property with flower beds.
Garage with private parking for three cars.

Note:

All carpets and floor coverings and blinds are included in the sale price.

For Viewings & Enquiries

Watts Solicitors
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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.



Kitchen



Lounge



Diningroom



Bedroom



Hallway



Shower Room



Garden