

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**9 Heron Bank, Montrose DD10 9NG**

- **Modern Detached Villa**
- **Vestibule & Hall**
- **Cloaks/WC**
- **Lounge**
- **Kitchen Dining**
- **3 Bedrooms & En Suite**
- **Family Bathroom**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway & Garage**
- **Landscaped Gardens, Shed & Summerhouse**

**Offers over £220,000.**



This well presented detached villa is situated in a cul de sac of varied yet similar style home in a sought after residential location within convenient distance of all amenities. The coastal town of Montrose offers a broad cross section of social leisure and consumer facilities including major supermarkets, independent retailers, cinema and primary and secondary schooling. Ideal location for commuters being serviced by the East Coast railway line. Dundee and Aberdeen are within comfortable driving distance.

The property was constructed by Muir Homes and offers spacious and well-proportioned accommodation over two floors. In good decorative order the subjects benefit from gas fired central heating, double glazing, downstairs cloakroom/WC, modern kitchen dining, family bathroom and En suite shower room.

There is driveway parking for several vehicles and garage with power and light, The gardens to front are laid to lawn with borders and the enclosed rear garden is landscaped in lawn, decking and feature patio. Summerhouse and shed included. This is an excellent opportunity to obtain modern and spacious accommodation in a desirable location and viewing is essential to fully appreciate.

- Entrance Vestibule:** Double glazed stained glass exterior door. Karndean flooring.
- Cloak/WC:** Approx. 1m x 2.12m. Two piece white suite. Comprising WC, and wash hand basin with tiling above. Double glazed frosted window to front.
- Hallway:** Staircase to upper floor accommodation. Karndean flooring.
- Lounge:** Approx. 4.2m x 5.1m into window. Spacious public room. Double glazed window to front. Solid oak flooring. Useful under stair cloak cupboard, also housing fuse box.





**Kitchen/Dining:**

Approx. 5.3m x 3m. Fitted with a range of modern floor, wall, and drawer units. Integral oven, hob, and extractor hood. Plumbed for washing machine and dishwasher, (included in sale no warranties given) One and half sink and drainer. Space for table and chairs. Karndean flooring. Cupboard housing central heating combi boiler, installed in 2021. Double glazed window to rear. Double glazed patio doors to rear. Further double glazed door to side.



**Upper Floor Accommodation:**

**Upper Floor Landing:**

Hatch with pull down ladder to part floored loft. Double glazed window to side.



**Bathroom:**

Approx. 1.86m x 2.12m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Part wet wall.

**Bedroom 1:**

Approx. 3m x 3.5m. Double bedroom. Double glazed window to front. Double fitted wardrobe.



**En Suite:**

Approx. 2.24m x 2.3m. Modern three piece white suite comprising WC, wash hand basin in storage unit. Shower cubicle with wet wall. Illuminated blue tooth mirror. Chrome ladder style towel rail. Double glazed frosted window to front.



**Bedroom 2:**

Approx. 2.88m x 3.88m. Double bedroom. Double glazed window to rear. Double fitted wardrobes.



**Bedroom 3:**

Approx. 3m x 2.34m. Another well proportioned room. Double glazed window to rear.



**Outside:**

Monoblock driveway provides ample off street parking and leads to the attached garage. The front garden is laid to lawn with shrubs. The rear garden is landscaped for ease of maintenance in lawn. Patio with centre feature and large sun deck. Large summerhouse.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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