



Solicitors & Estate Agents



**19 Hill Road, Hillside, Montrose,  
DD10 9HR**

End Terraced House    EPC Band: D

Offers Over **£110,000**



# 19 Hill Road, Hillside, Montrose, DD10 9HR.

End Terraced House

## Overview

- End of Terrace
- 2 Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Front Porch
- Gas Central Heating
- Double Glazing
- Large Gardens
- Ample Parking
- Close to local amenities



*A spacious property in this ever-popular location that requires some serious modernisation.*



With only one tenant/owner since new this spacious semi-detached house offers immense potential to the tradesman or DIY enthusiast. It comprises entrance porch, bright lounge and large dining kitchen on the ground floor; while upstairs there are 2 double bedrooms and the family bathroom. It benefits from gas central heating and double glazing. There are mature gardens to the front, side and rear that offer further potential. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.



### Extras

All carpets and curtains are included in the sale.

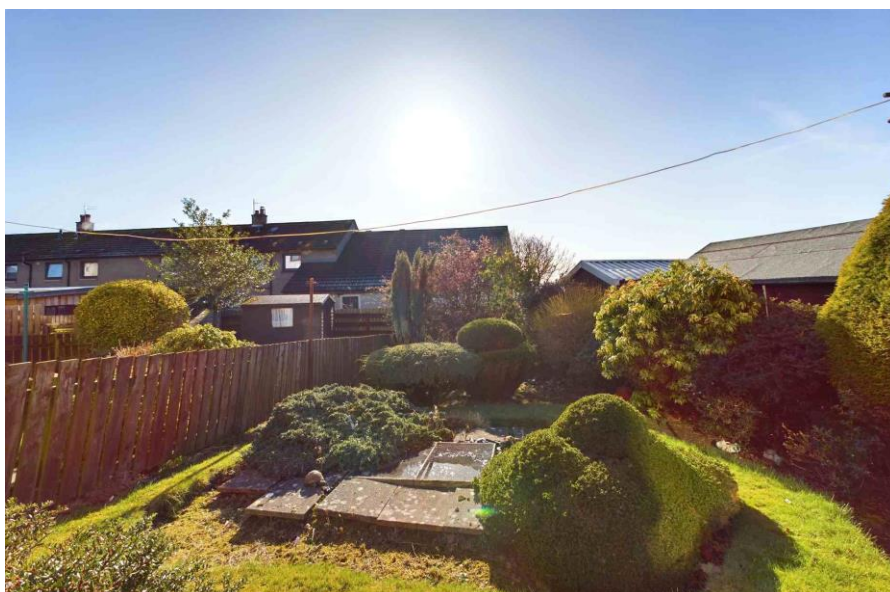
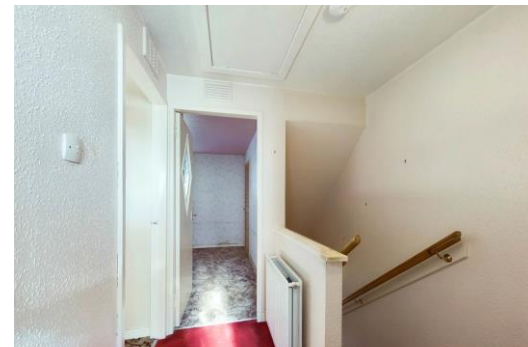
### Gardens

To the front the garden is laid in mono block paving. The side garden is largely laid in gravel with attractive borders. To the rear there is a drying green with a wide range of mature shrubs.

### Parking

There is ample parking on the street and in close proximity.

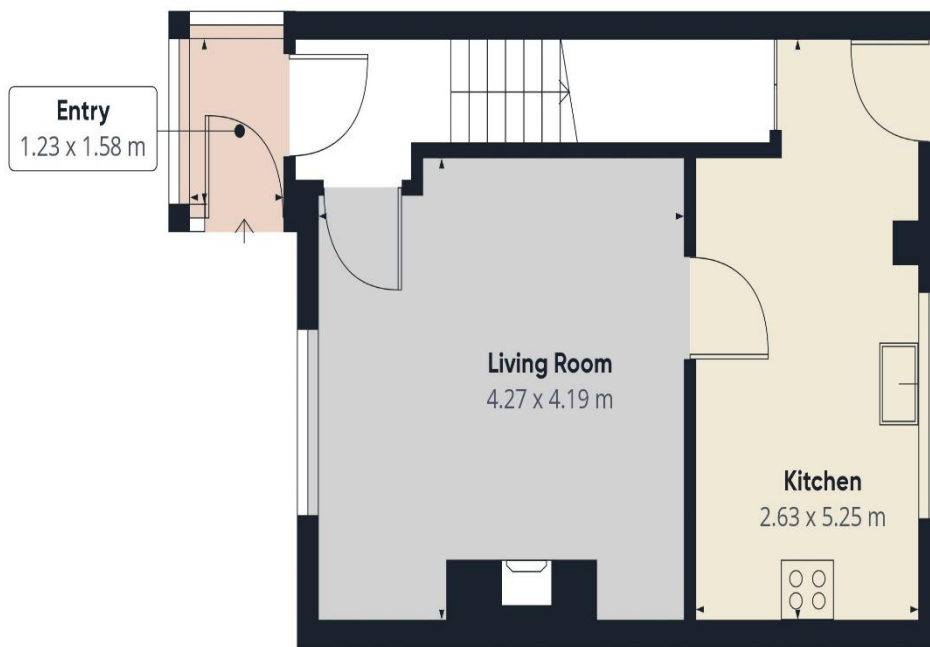
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### Directions

On entering the village by way of the A937 proceed past the post office and take the next right into Rosemount Road. Hill Road is then fourth left with no 19 being located on the left.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
64.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.