



6 Dickson Avenue | Hillside | Montrose | DD10 9EJ

Fixed Price £249,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This three-bedroom detached home is set within the popular residential area of Hillside. Ideally situated for a family with Rosemount primary school within walking distance, or those looking to downsize into village life. Set over two floors comprising of lounge, bedroom, dining room, shower room, kitchen and conservatory on the ground floor, with two bedrooms and shower room on the first floor. To the outside the driveway provides off street parking leading to the garage with utility area, the front and rear mature gardens are beautifully presented including fruit trees. The property benefits from oil central heating and double glazing.

- Detached Villa
- Lounge: 14'8 x 18'3 (4.53m x 5.58m)
- Bedroom 1: 12'0 x 10'9 (3.67m x 3.33m)
- Dining Room: 11'9 x 10'9 (3.62m x 3.31m)
- Shower Room: 6'3 x 7'7 (1.92m x 2.35m)
- Kitchen: 12'6 x 11'9 (3.85m x 3.62m)
- Conservatory: 4'8 x 5'4 (1.47m x 1.65m)
- Bedroom 2: 8'3 x 10'5 (2.53m x 3.21m)
- Bedroom 3: 12'3 x 10'5 (3.75m x 3.21m)
- Shower Room: 6'6 x 7'3 (2.00m x 2.24m)
- Garage with driveway
- Shed



Entrance: The vestibule with tiled floor and cupboard housing the electrics. Glass panel door leading into the hallway with shelved storage cupboard and radiator.

Lounge: Bright front facing lounge with bay window overlooking the front garden, two radiators, serving hatch to the kitchen.

Bedroom 1: Front facing, radiator, two wardrobes both with shelf and hanging rails.

Dining Room: Rear facing, window overlooking the garden, storage cupboard which is shelved with hanging rail and radiator. The staircase leads to upper level.

Shower Room: Comprising wash hand basin with vanity unit, toilet, quadrant shower, wet walled with electric shower, wet wall to dado height, light with shaver point and radiator.

Kitchen: Fitted to base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, serving hatch to the lounge, tiled splash back, window overlooking the garden, space for free standing cooker (included in sale), space for free standing fridge freezer (included in sale) and radiator. The rear door into the conservatory with access into the back door, double glazed with polycarbonate roof.

Upper Landing: Staircase from the dining room leads to the upper floor, Velux window and spacious landing leading to two further bedrooms and second shower room.





Bedroom 2: Side facing, double wardrobe with sliding doors, shelves and hanging rail, access to the eaves provides further storage.

Bedroom 3: Side facing, shelved wardrobe, tripled mirrored doored wardrobe, which is shelved with hanging rail, access to the eaves provides further storage.

Shower Room: Wash hand basin with vanity unit, wet wall splash back, toilet, quadrant shower with electric shower, wet wall to shower area, Velux window and electric heater.



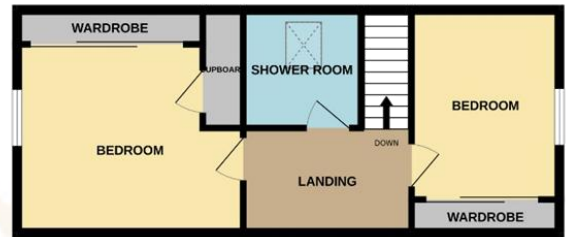


Outside: To the front the tarred driveway leads to the garage, laid to grass and borders with access to the rear from each side of the property. The garage has power and light with up and over door, the boiler is also situated here. To the rear of the garage the utility area is plumbed for automatic washing machine (included in the sale), base units and stainless-steel sink. The mature rear garden is laid to grass, borders, plum and apple trees, patio area, greenhouse and wooden shed.

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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Services: Oil Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

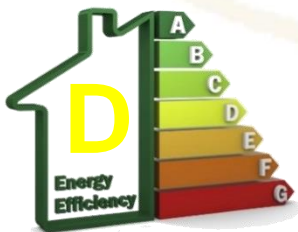
Local Authority: Angus Council

Council Tax Band: D

Post Code: DD8 9EJ

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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