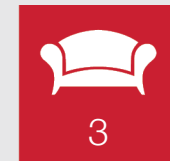




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The right way to move

13 Union Place Montrose

Angus, DD10 8QB





Summary

This generous four-bedroom semi-detached house lies in the bustling seaside town of Montrose, with the cities of Dundee and Aberdeen accessible by road or rail in under an hour. The traditional home (totalling over 2300 square feet) retains its period character while promising exciting opportunities for modernisation and development, subject to consent. Its family-oriented interior boasts multiple reception rooms, a kitchen with a utility room, two bathrooms, a shower room, and plentiful storage, including a useable attic. The sunny, enclosed gardens are landscaped with easy maintenance in mind, and a driveway and garage provide convenient private parking, with additional parking available at the rear via British Legion. Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

Features

- Well-connected coastal town
- Large traditional semi-detached house
- Airy entrance hall with storage
- Elegant living room with a box window
- Dining/family room connected to a conservatory
- Bright breakfasting kitchen with utility room
- Four double bedrooms
- Two bathrooms (one in the principal suite)
- One shower room
- Attic floor and superb built-in storage
- Enclosed low-maintenance gardens
- Attached single garage and private driveway
- Gas central heating, solar panels, double-glazing



“The spacious four-bedroom family home benefits from multiple living areas and bathrooms, plus superb storage including a useable attic.”



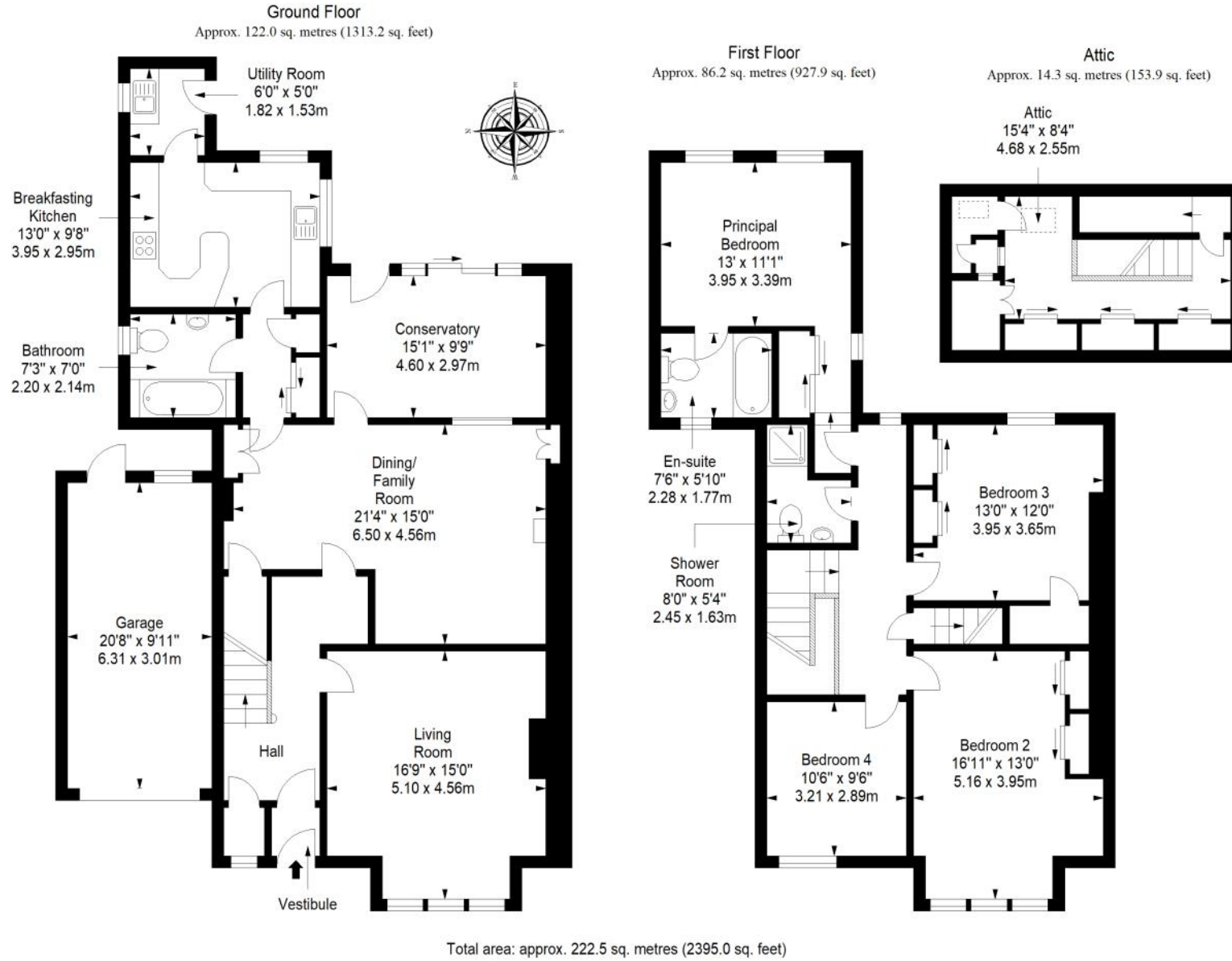




"The large rear garden is landscaped and paved for easy upkeep, while a garage and driveway provide private parking."



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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