



## 2 Inch Terrace, Montrose, Angus, DD10 9NU

Well-Presented and Spacious, Three-Bedroom, Traditional-Style, Upper Villa

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# Property Description

Well-presented and spacious, three-bedroom, traditional-style, upper villa. Located on a quiet and leafy cul-de-sac, near the centre of Montrose, Angus.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms and a bathroom.

Features include a modern fitted kitchen, gas central heating, double glazing and superb storage, including a floored loft space, mirroring the floorplan.

Externally there are gardens to the rear, an allocated shed and unrestricted parking to the front.

A welcoming hallway, with storage, provides access to all rooms within the flat. A spacious reception room is filled with natural light from a wide, front-facing window and offers a flexible floor plan for both lounge and dining furniture. Conveniently adjoining, a kitchen is fitted with light, wood-effect units and flooring, stone-effect worktops and splashback tiling. Appliances include a freestanding cooker and an American-style fridge/freezer, whilst space and plumbing are provided for white goods.

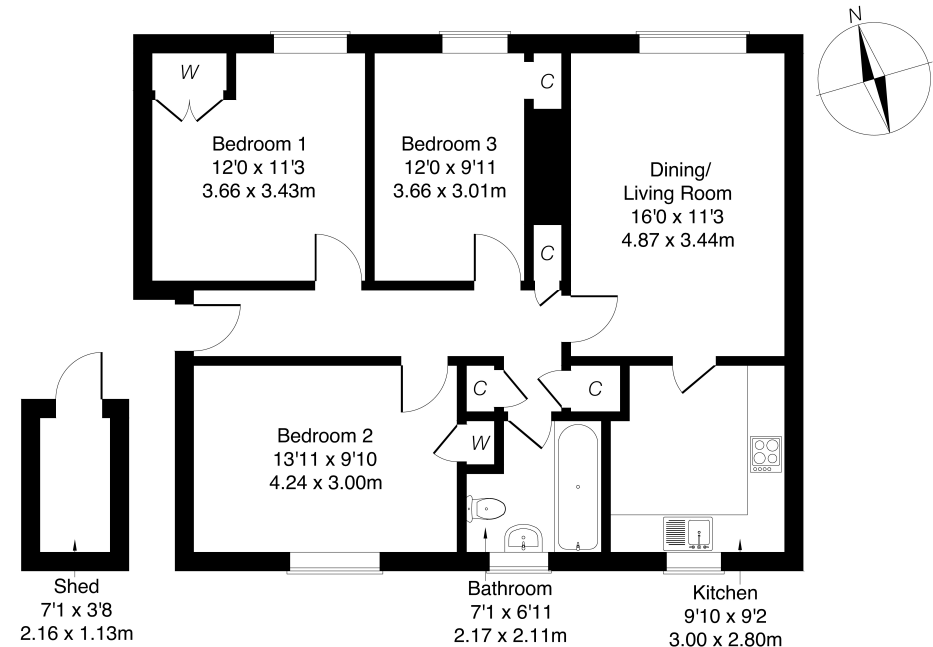
Enjoying pleasant, open views, the home's three bedrooms include built-in storage and provide plenty of space for freestanding bedroom furniture. All of the well-proportioned rooms provide versatile space, with options for alternative use.

Completing the accommodation, a bright family bathroom comprises a three-piece suite, a shower-over-bath and modern, panel splash walls.

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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The picturesque seaport town of Montrose lies between the cities of Dundee and Aberdeen and is serviced by excellent transport links, including the east coast mainline railway to Edinburgh, Aberdeen and beyond. There are also good road and bus links throughout the local Angus area and further afield. Offering a great quality of life, Montrose town centre

provides a superb selection of shops, bars, and food outlets. The town also offers a wonderful range of leisure activities including a swimming pool, a cinema, a sports centre, golf courses and a beautiful beach. A good range of both primary and secondary schooling is available within the town.





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sales@mov8realestate.com

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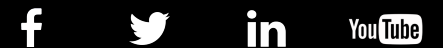
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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