



4b Wellington Park, Montrose,  
Angus DD10 8QG





## Summary

The property comprises: bright lounge with multi-fuel burner, kitchen/dining with wall and base units, bathroom with three-piece suite, conservatory with door to garden and two bedrooms with the master enjoying integrated storage. The comprehensive list of attributes includes gas central heating, wood panelled doors and excellent storage. All floor coverings, light fittings and blinds are included within the sale price. Externally, the property benefits from private south facing gardens to rear. The gardens are laid with easy maintenance in mind, enjoying a drying area and two timber sheds. Vehicular needs are catered for with plenty of on-street parking.

## Features

- Terraced House
- Popular Residential Area
- Lounge
- Kitchen/ Dining
- Bathroom
- 2 Bedrooms
- Conservatory
- GCH
- Private South facing garden
- Council Tax Band B

## Room Measurements

Lounge 13'2" x 12'5" (4.01m x 3.78m)  
Kitchen/Dining 13'3" x 8'6" (4.04m x 2.59m)  
Bathroom 6'8" x 6'5" (2.03m x 1.96m)  
Bedroom 10'3" x 9'3" (3.12m x 2.82m)  
Bedroom 11'1" x 5'8" (3.38m x 1.73m)



# Floorplan



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 current effectiveness can be given.  
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