



**20 Mallard Drive, Montrose, DD10 9ND**

**Offers Over £205,000**

Contact Solicitor to arrange an  
appointment to view

**01382 203000**

**Chamber Practice** 





- **Entrance Vestibule**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Cloakroom**
- **3 Bedrooms**
- **Family Bathroom**
- **En Suite Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway & Garage**
- **Move in Condition**
- **Lovely Family Home**

The Chamber Practice are delighted to bring to market this well presented three bed detached villa situated in a well established, sought after residential area on the outskirts of Montrose, within easy reach of the town centre.

The subjects are tastefully decorated throughout and benefit from well proportioned rooms, double glazing, gas central heating and quality floor coverings.

Accommodation comprises: entrance vestibule; cloakroom with W.C. and wash hand basin; hallway with connecting door to lounge and carpeted staircase to upper floor; bright and spacious lounge with storage cupboard and window overlooking front garden; well-appointed dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, integrated gas hob and electric oven with extractor hood over, free standing fridge freezer, washing machine and tumble dryer, part glazed external door to side and clearly defined dining area with French doors leading to rear garden; upper landing with window to side allowing excellent natural light, connecting doors to bedrooms and bathroom and hatch to partially floored attic; family bathroom with W.C., wash hand basin and bath with shower mixer tap, splashback tiling and wall mounted medicine cabinet; master bedroom with built in wardrobes and connecting door to en suite shower room which has W.C., wash hand basin and shower cubicle housing electric shower, splashback tiling and wall mounted medicine cabinet; and two further bedrooms, one of which has built in wardrobes.

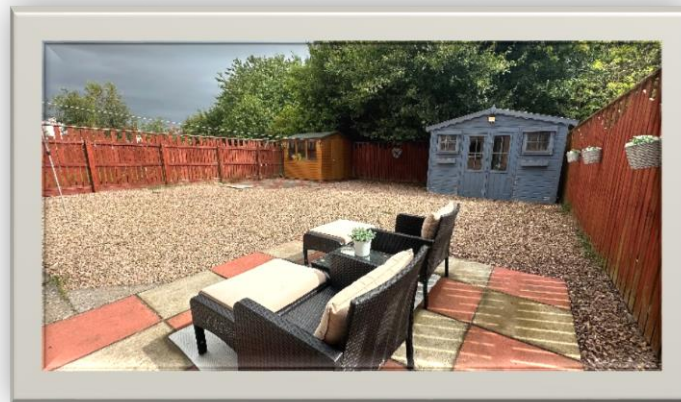
Externally there is an open plan garden to front and fully enclosed, low maintenance garden to the rear with garden shed and summer house with electricity supply. A monobloc driveway and garage, which has power points, lighting and electronic door, provides off street parking facilities for several vehicles.

Early viewing of this ready to live in family home is highly recommended.

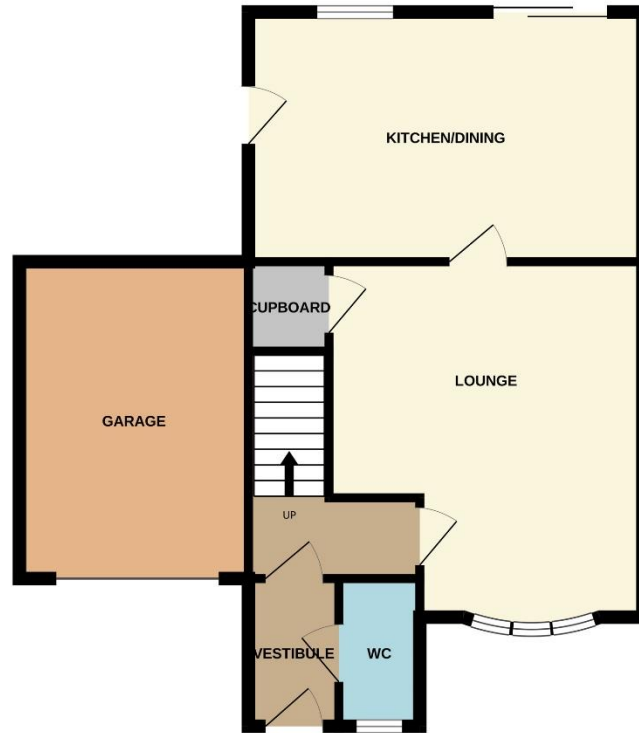
The nickname of Montrose FC is "The Gable Endies" and therein lies a clue to the coastal town's history, which can be traced all the way back to a King David charter of 1140. It blossomed as a trading port, reflected in addresses like "India Street," "Baltic Street" and "America Street," and wealthy merchants were fond of building their imposing homes gable to gable. Montrose lays claim to having the widest High Street in Scotland and attractive narrow closes. It overlooks a two mile tidal lagoon nature reserve which attracts thousands of visitors every year - in the shape of pink-footed geese and other birdlife. Like nearby Mearns communities St Cyrus and Johnshaven, it is well placed for travelling to Dundee and Aberdeen and a population in the region of 12,000 has expanded on the back of the North Sea oil and gas sector. The local golf club is among the oldest in the world and the beaches enjoy regular high ratings.







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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*Included in the sale are all carpets and floor coverings, light fittings, integrated appliances, white goods, window blinds and curtains where fitted, summerhouse and garden shed. All other items of furniture may be negotiated separately.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.