



# FindMyBuyer.co.uk

Estate Agents & Consultants

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## 6 TEAL PLACE, MONTROSE

Findmybuyer are pleased to offer for sale this beautifully presented TWO BEDROOM semi detached bungalow which is set within an ideal location within a new development on the outskirts of Montrose. The property comes in move in condition and benefits from integrated multi room media system, gas central heating and double glazing with front garden laid to grass and enclosed rear garden with a lock block driveway and wooden shed and dog run included in the sale.

- Sitting room
- Fitted kitchen
- Hallway
- Family bathroom
- Two bedrooms
- Double glazing & GCH
- Front and rear gardens
- Off street parking

**OFFERS AROUND £145,000**

• **360° Visual Tours** • **Google Earth Satellite Viewing System** • **Fixed Estate Agency Fee**

### **Vestibule:**

Cupboard fitted to sliding doors with access to electric switchboard and integrated multi room media system, sky and speaker system. Radiator.

### **Glass door leading into**

### **Lounge (3.60m x 4.72m):**

Double glazed window facing front of property. Television points and bracket with television available under separate negotiation. Telephone point. Smoke alarm, downlighters and radiator.

### **Kitchen (2.89m x 2.45m):**

Fitted to base and wall units with co-ordinating work surfaces incorporating a 1½ stainless steel sink and mixer tap. Gas hob, electric oven and extractor hood. Washing machine and Fridge freezer available under separate negotiation. Tiled splash back and downlighters. Door leading to side garden.

### **Rear hallway:**

Cupboard housing the hot water tank. Access into attic space. Smoke alarm and radiator.

### **Bedroom 1 (3.56m x 2.69m):**

Double glazed window facing rear of property. Double shelved and hanging wardrobe. Television point and TV available under separate negotiation. Radiator.

### **Bedroom 2 (2.71m x 3.84m):**

Double glazed window facing rear of property. Double shelved and hanging wardrobe with sliding doors. TV and telephone points. Radiator.

### **Bathroom (2.55m x 1.69m):**

Modern three piece white bathroom suite with an over the bath Mira Sport shower and shower screen with mixer shower tap. Expelair, tiled flooring, radiator, downlighters and opaque double glazed window facing side of property.

### **Outside:**

Front garden laid to grass with slated border. Enclosed rear garden laid to grass with external water tap. Side lock block driveway and wooden shed with electricity and dog kennel.



### **VIEWINGS STRICTLY BY APPOINTMENT ONLY.**

#### **Accuracy:**

While we endeavour to make our sales details accurate and reliable they are produced in good faith only and are not a legal binding document or contract.

#### **Sonic Tape:**

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. All measurements are taken at widest points.

#### **Services Not Tested:**

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.